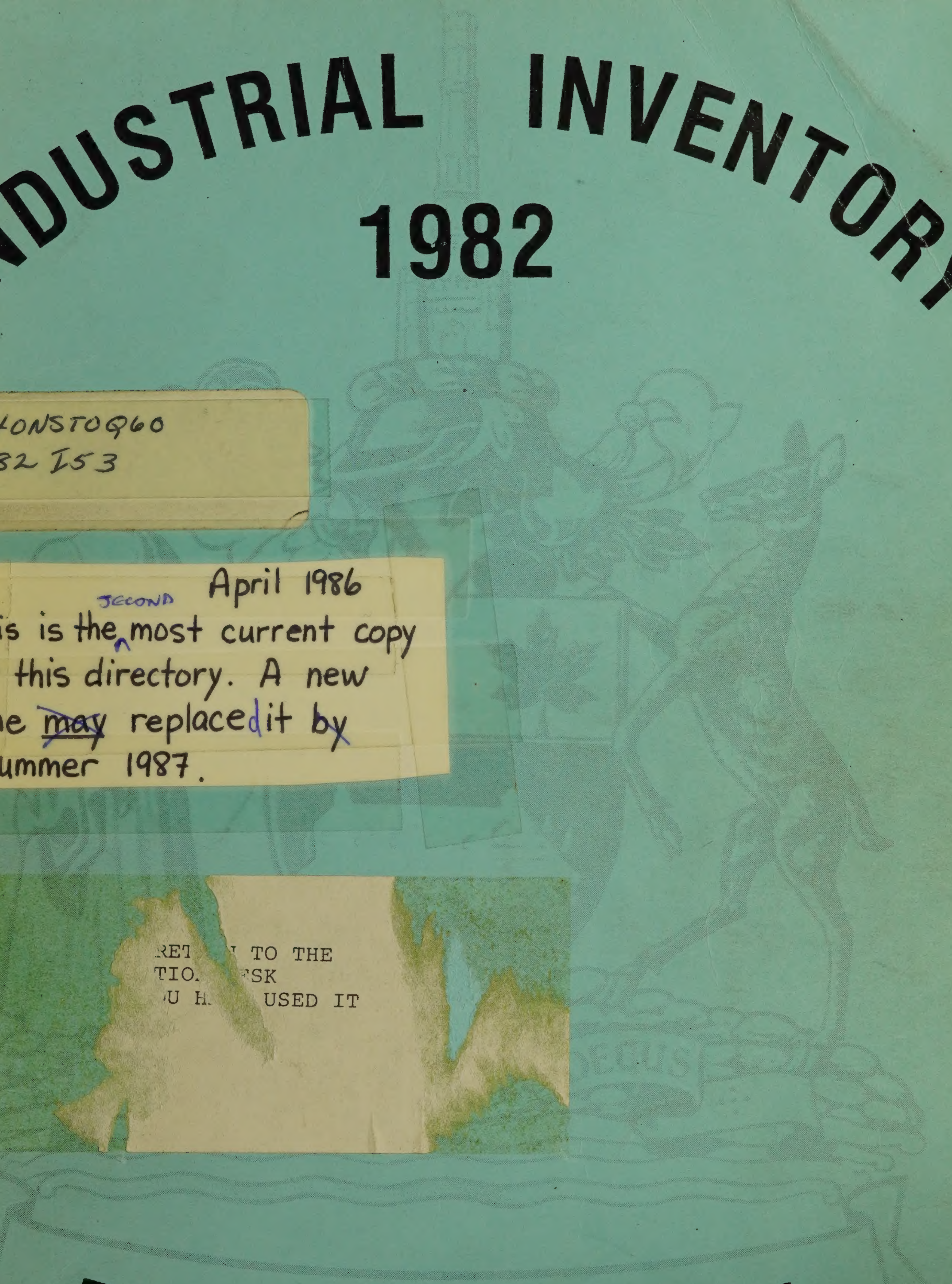
# INDUSTRIAL INVENTORY
# 1982



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## TOWN OF STONEY CREEK

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# INDUSTRIAL INVENTORY

# 1982

Prepared by:

Town of Stoney Creek
Planning Department

June, 1982

OFFICE OF THE MAYOR
Wm. L. SEARS, P. Eng.

**The Town of Stoney Creek**

777 Highway No. 8 • Fruitland, Ontario L0R 1L0 • Telephone 643-1261

Welcome to the Town of Stoney Creek, the fastest growing area in the Manufacturing Capital of Canada, the Hamilton-Wentworth Region. With our resources, attitude, facilities and security, we want you to "give us the business".

As you review this inventory, you will see the diverse nature of Stoney Creek industry; from such well known employers as Inglis Limited, E. D. Smith & Sons, Limited and Levi Strauss, Canada, right down to the individual entrepreneur. Browse through this inventory to see who your neighbours will be, and use it as proof of this Town's track record in attracting new business.

For your families, Stoney Creek offers a whole new lifestyle, designed to meet their needs from education and shopping, to recreation and culture. Acres of parks, including the famous Battlefield Park and Hamilton Gun Club, beach front lands with a major new marina on Lake Ontario; tennis courts and community centres; as well as educational facilities operated by Private, Public and Separate School Boards are here for you and your family to enjoy.

Let us show you more of what this great Town has to offer, and the business opportunities available to you. Our Municipal Staff can advise you of zoning regulations, building code requirements, engineering facilities, as well as provide you with any additional information. Working within a Regional System of Government, assistance is also available to you through the Region's well known Department of Economic Development. To find out more, visit us at the Town Offices, (Hwy. #8 and Jones Road) or call us at (416) 643-1261.

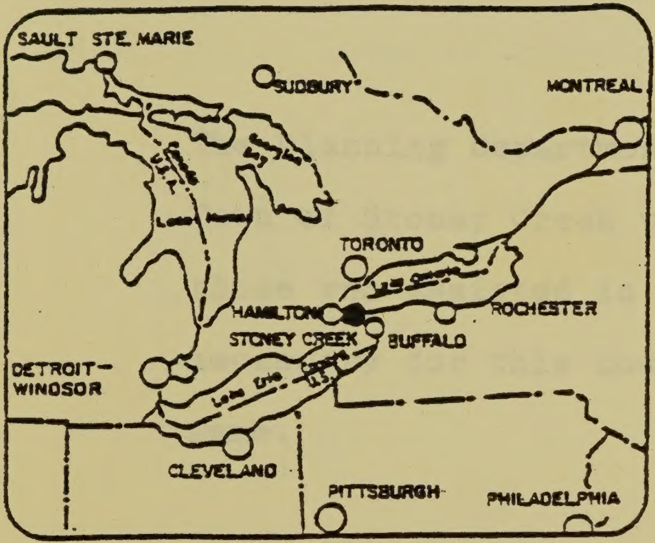
As Mayor of Stoney Creek and as a businessman in the Town, I extend an invitation to you to "give us the business".

Wm. Sears

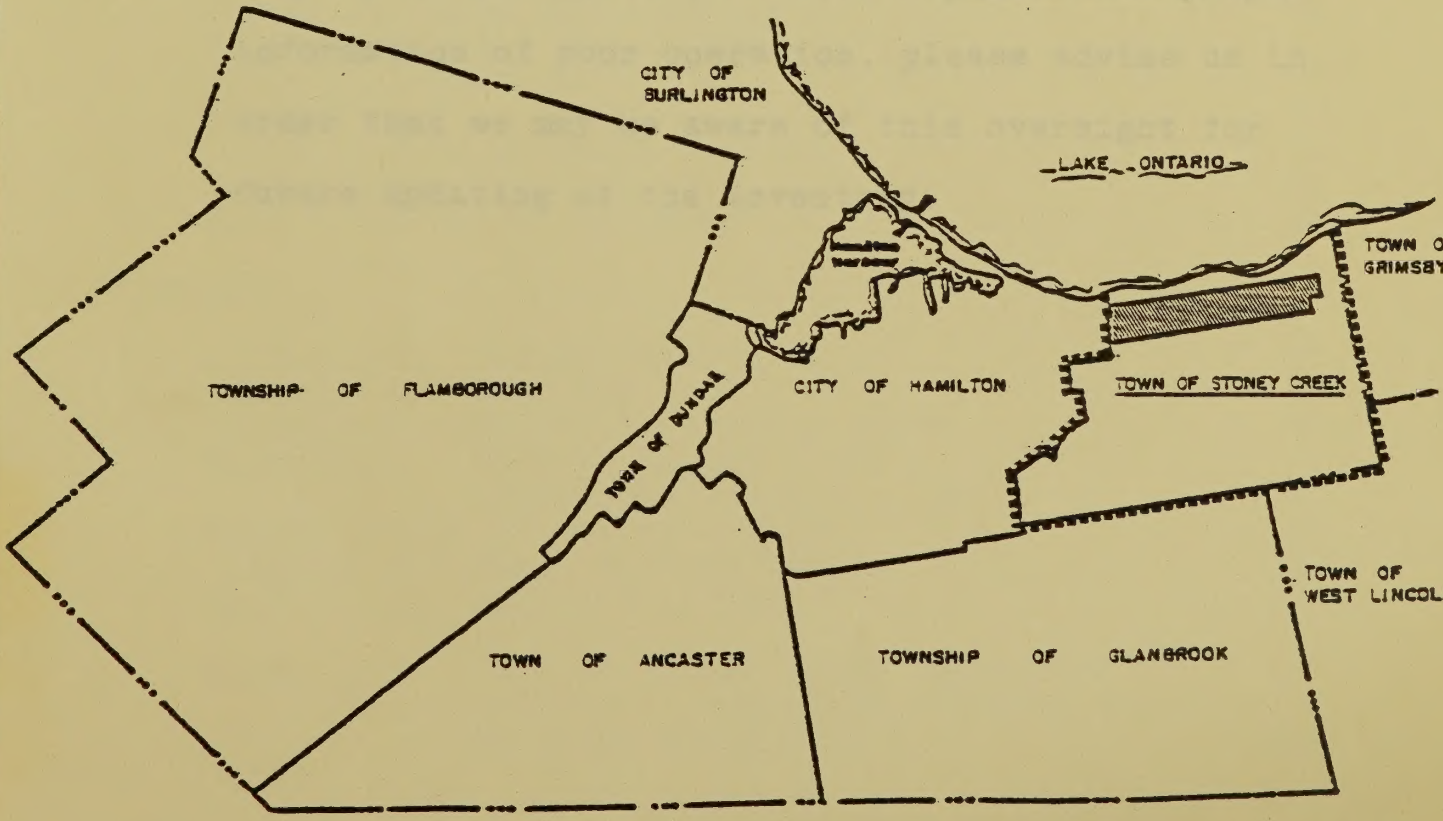
WILLIAM L. SEARS, P. Eng.,
MAYOR

# GEOGRAPHICAL LOCATION OF THE TOWN OF STONEY CREEK

## Regional Setting


SAULT STE. MARIE
SUDBURY
MONTREAL
Lake Huron
Georgian Bay
TORONTO
Lake Ontario
HAMILTON
STONEY CREEK
ROCHESTER
BUFFALO
DETROIT–WINDSOR
Lake Erie
CLEVELAND
PITTSBURGH
PHILADELPHIA

## Local Setting


CITY OF BURLINGTON
LAKE ONTARIO
Hamilton Harbour
TOWN OF GRIMSBY
TOWNSHIP OF FLAMBOROUGH
TOWN OF DUNDAS
CITY OF HAMILTON
TOWN OF STONEY CREEK
TOWN OF WEST LINCOLN
TOWN OF ANCASTER
TOWNSHIP OF GLANBROOK

▨ Town of Stoney Creek Industrial Corridor

The Planning Department of the Corporation of the Town of Stoney Creek would like to thank all of those who assisted in any way with the information necessary for this document and the completion of same.

If we have inadvertently neglected to record your Company in the listing or not completed the proper information of your operation, please advise us in order that we may be aware of this oversight for future updating of the inventory.

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# SUMMARY OF FINDINGS AND RECOMMENDATIONS

## Summary

1. Some 340 properties in the Town have an existing industrial land use. These properties total 269 hectares (665 acres) within the Town's "Industrial Corridor" and 271 hectares (670 acres) outside of the "Industrial Corridor".

2. There is a total of approximately 400 existing industries in Stoney Creek being approximately 91% within the "Industrial Corridor" and 9% outside of the "Industrial Corridor".

3. Existing industries within the Town comprise a total floor area of approximately 521,102 square metres (5,609,279 square feet). The majority of the Town's industrial floor area is comprised of manufacturing industries, product assembly operations and sales and service industries.

4. Of the total existing industrial floor area within the Town, 88% is in the "Industrial Corridor" and 12% is in the area outside of the "Industrial Corridor". Furthermore, Sections I, II and III of the "Industrial Corridor" (the area extending from the Town's limits with the City of Hamilton to DeWitt Road) comprise 73% of the Town's total industrial floor area.

5. There are 15 Industrial Malls within the "Industrial Corridor" comprising a total floor area of approximately 60,710 square metres (653,498 square feet) and a total number of 1,186 employees.

6. The Town's Official Plan designated approximately 720 hectares (1800 acres) for industrial purposes which are to be provided with full municipal services. Of this total area, approximately 37% is already developed for industrial uses and 63% remains vacant or is occupied by non-industrial uses. The Town's Official Plan also designates 31 hectares (77 acres) for Rural Industrial Uses, which area is already developed for dry industrial operations.

7. There is a total area zoned for industrial purposes within the Town of approximately 658 hectares (1626 acres). Of the total, approximately 454 hectares (1122 acres) are within the "Industrial Corridor" and 204 hectares (504 acres) are outside of the "Industrial Corridor".

Summary (cont'd)

8. Of the total area zoned for industrial purposes within the "Industrial Corridor", 263 hectares (650 acres) are developed for industrial uses and 191 hectares (472 acres) consist of vacant lands or lands where non-industrial uses have been identified.

9. Existing development in the "Industrial Corridor" shows an eastward progression. Industrial Section II, bounded by Green Road and Millen Avenue, is the only Section that has nearly reached full development capacity.

10. There is a total of 8,447 employees related to industrial activites in the Town. This total number of employees consists of 6,384 (77%) males and 2,063 (23%) females. The "Industrial Corridor" concentrates 88% of the total number of employees within the Town.

11. The Town's past industrial development trend indicates that during the period 1977 to 1981, the construction of new buildings added a total of 122,958 square metres (1.3 million square feet) in floor space area. The estimated cost of this construction during the five year period was $20 million per year.

12. The Town's past industrial development trend also indicates an average of 9 hectares (22 acres) of land absorption for industrial uses per year.

Recommendations

Based on the findings and conclusions of this Study, it is recommended that:

1) The Town establish an ongoing market monitoring system by means of the preparation of an annual industrial development update report.

2) The findings of this report be utilized for the basis of both Official Plan policies and designations to be considered in the preparation of the new Official Plan.

3) This report be utilized as a basis for Staff investigation of further rural industrial land designations in the Town at selected locations.

4) The Town of Stoney Creek adopt as a minimum, the Region's target of 10 hectares (25 acres) per year of land to be developed for industrial purposes.

# HOW TO USE THE INDUSTRIAL INVENTORY

The Industrial Inventory includes approximately 400 companies that have selected Stoney Creek as the appropriate location to conduct their business. Most of the industries included in this Inventory are located within the Town's "Industrial Corridor".

The "Industrial Corridor" referred-to comprises the area designated Industrial by the Town's Official Plan, approximately 720 hectares (1800 acres). For easy reference, the "Industrial Corridor" has been divided into nine sections, each comprising approximately 80 hectares (200 acres) and bounded by major roads. In addition, a tenth section includes all of the industries within the Town that are located outside the "Industrial Corridor".

The Industrial Inventory provides an alphabetical index of all industries in the Inventory by name of company. The industries are also listed alphabetically by street address in each Industrial Section. The following information is provided for each specific industry:

| | |
|---|---|
| . PROPERTY ADDRESS: | the municipal street address of the industry. |
| . NAME OF BUSINESS: | the name of the industry that is located at the property address. |
| . CONTACT NAME: | the name of the owner, manager, foreman, secretary or any other person who would be able to provide information about the industry and its operation. |
| . PHONE NUMBER: | the telephone number at which the contact person can be reached. |
| . NUMBER OF EMPLOYEES MALE/FEMALE/TOTAL: | the number of male, female and total employees who are presently employed at the industry. This total indicates annual average figures where the labour force fluctuates and does not include seasonal or part-time workers. |

| | | |
|---|---|---|
| . | PRODUCT NAME/SERVICES: | the main product and/or services that the industry provides from its location in the Town of Stoney Creek. |
| . | YEAR ESTABLISHED: | the year that the industry established at the listed property in the Town of Stoney Creek. |
| . | ZONING CATEGORY: | the zoning category which has been assigned to the property. The zoning category provides land use and associated regulations of the appropriate Zoning By-law. (See Appendix A for information on zoning categories.) |
| . | LAND USE CODE: | refers to the type of Land Use activity taking place on the property, e.g. metal fabricating, goods processing, equipment sales and servicing, warehousing, etc. (See Appendix B for "Land Use Code Definitions".) |
| . | BUILDING AREA: | the approximate floor area, in square metres, of all buildings on the property that are used for industrial or related purposes. (See Appendix C, "Metric Conversion Chart".) |
| . | PROPERTY AREA: | the total property area in hectares that is assessed to the owner of the property by the Regional Assessment Office and includes both the developed and undeveloped portions of the property. (See Appendix C, "Metric Conversion Chart".) |
| . | EMPLOYMENT DENSITY: | the total number of employees per hectare. The area used is the total property area and includes both the developed and undeveloped portions of the property. (See Appendix C, "Metric Conversion Chart".) |

- INDUSTRIAL MALL: the Inventory also identifies "Industrial Malls" and industries within such malls. For the purpose of this Inventory, Industrial Mall means a single or group of industrial buildings, located on a single property, containing five or more industries, on a rental or condominium basis. The Industrial Malls are listed alphabetically by street address at the end of each Industrial Section.

- NUMBER OF UNITS: this term is used in the description of the industrial malls. The number indicates the potential number of units that can be accomodated within the mall. The number of industries listed under the industrial malls may not total the number of potential units indicated in the description in that some industries may take up two or more units, and other units may be vacant.

- SYMBOLS: The following are symbols utilized within the Inventory to relate information for two or more industries located upon the same property:

  - * the industry indicated is located on the same property as the previous industry and the property area for this industry is shown under the first industry.

  - ** the employment density for the industry is calculated using the total employment for all the industries on the same property, and the employment density is shown under the first industry listed on that property.

This Inventory also includes a Map showing the location of existing industries and the extent of municipal services in the "Industrial Corridor", i.e., sewers, water, electricity, natural gas and roads. (See Appendix F, "Municipal Services and Existing Industries Map".)

This Inventory also includes an analysis of main findings and an Appendix containing background information.

# INVENTORY OF EXISTING INDUSTRIES

# GENERAL INDEX

Name of Business — Page Nº

A

A & B Auto Service 22
ACWIL Insulations Ltd. 23
A & M Machine Shop 49
AMCO Sewers & Concrete Ltd. 4
ARCO Iron & Fence Ltd. 35
A.W.L. Steego Inc. 7
AZ Sandblasting & Ind. Coating 24
Advance Welding & Man. 34
A-Fab, Div. of Adams & Laing 27
Alcan Building Products 42
All-Type Containers Ltd. 36
All-Type Metal Stamping Ltd. 23
Al's Auto Body & Paint Shop 64
Aluglass Ltd. 44
Argos-Lange Corp. 25
Arlington Crane Service 5
Armbro Material & Const. Ltd. 67
Arvin Air Systems 32
Auburn Equipment Contractors 14
Aurel-William Associates Ltd. 24
Austin, W., Poultry Equipment 39
Automotive Parts & Performance 29
Automotive Tech. Services Ltd. 48

B

B.B.F. Machine Shop 37
BDC Courier Ltd. 6
B & G Express 15
Barlow Tool & Machine Ltd. 3
Bartek Chemical Co. Ltd. 44
Bartlett-Venton Construction Ltd. 34
Barton Metal Works Ltd. 52
Bartram, H.S.,(Office) 35
Bartram, H.S. 52
Battlefield Equipment Rentals Ltd. 39
Battlefield Press Ltd. 25
Bay City Crane Rentals Ltd. 35
Beckett Packing Ltd. 26
Bell Communications Systems Inc. 43
Bellewood Construction 4
Bennett Signs Ltd. 3
Bergs Fuel 24
Bilingual Productions Ltd. 19
Bio Tec 10
Black & McDonald Ltd. 19
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Brabant Newspaper Ltd. 67
Bravo Cement Contracting Ltd. 27

Name of Business — Page Nº

Britannia Tile & Terrazzo Ltd. 27
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Burns Lawn & Leisure 29

C

CFI Computer Forms Inc. 15
C.P. Transport Co. Ltd. 17
Canada Post Corp. 12
Canadian Art Mart 11
Canadian Curtis Refrigeration Ltd. 36
Canadian Ferro Hot Metal Spec. 23
Canadian Fine Color Co. Ltd. 43
Canadian Freightways Eastern Ltd. 16
Canadian Linen Supply Co. Ltd. 4
Canadian Panels Ltd. 26
Canal Electric 6
Cantelco Communications Inc. 40
Carpenter Die Casting Co. Ltd. 47
Case, J.I., Canada Inc. 35
Celebrity Carpet 3
Centro Italiano Furniture 28
Chelsea House 13
Childs Truck Bodies Ltd. 23
Chipman Chemicals Ltd. 56
Cillis Printery 64
Clough, John, & Sons Ltd. 66
Collins Graphics Ltd. 15
Coinamatic Canada Inc. 20
Colortron Photo Service (Office) 3
Colortron Photo Service Ltd. 35
Colven Distributers Ltd. 19
Consumer Millwork Co. Ltd., The 24
Continental Distribution Group 38
Cordial Catering 56
Cosmos Pattern Co. Ltd. 27
Cotterell, A., Enterprises Ltd. 30
Cowell & Guild Custom Concrete 8
Crane Packing 5
Creative Leasing Inc. 56
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Crothers Limited 38
Crown Pump Industrial 14
Cue Construction Ltd. 48
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## D

| Name of Business | Page Nº |
|---|---|
| D.C. Chrome | 46 |
| D.D. Custom Steel Products Ltd. | 37 |
| Da-Lee Excavating Ltd. | 53 |
| Daly Patterns & Mold Works Ltd. | 44 |
| Davey Lumber & Building Supply | 67 |
| Daybreak Outdoor Furniture | 30 |
| Decor Precast Co. Ltd. | 52 |
| Delmar Contracting Ltd. (Office) | 52 |
| Delmar Contracting Ltd. | 67 |
| Dempsters Bread | 37 |
| Department of National Revenue | 17 |
| Diana Doll's Wear | 3 |
| Dick, John, & Sons Ltd. | 19 |
| Direct System | 16 |
| Dixon Canada | 9 |
| Doctor Transmission | 14 |
| Dofasco | 56 |
| Domglas Inc. | 37 |
| Dominion Auto Supply & Wrecking Co. | 53 |
| Dominion Consolidated Truck Lines | 16 |
| Don's Portable Sanitary Toilets | 46 |
| Dorr Brothers Ltd. | 65 |
| Drago Petrina Electrical Contractor | 4 |
| Dufferin Refrigeration & Air Cond. | 5 |
| Dynamic Circuits Corp. Ltd. | 6 |
| Dynamic Steel Fabricators Ltd. | 48 |

## E

| Name of Business | Page Nº |
|---|---|
| E.N. Tool & Supply Ltd. | 25 |
| E.P. Instrumentation Inc. | 24 |
| EPRO Machine Ltd. | 3 |
| E & V Precision Grinding | 25 |
| Eastern Sandblasting & Painting | 4 |
| Eden Watts Corporation | 14 |
| Electrolux Canada | 12 |
| Encyclopedia Brittanica Public. | 43 |
| Exanno Products Ltd. | 27 |

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| Fabris Industrial Manufacturing | 62 |
| Fairfield Glass Industries Ltd. | 23 |
| Falcon Fabricators Ltd. | 36 |
| Ferrell Builders Supplies Ltd. | 65 |
| Fiber Laminations Ltd. | 24 |
| Fisher & Son Ltd. | 34 |
| Fleet Tire Service | 2 |
| Flo Components Ltd. | 50 |
| Forcro Ltd. | 52 |
| Ford-Smith Machine Co. Ltd. | 52 |
| Fortress Publications Inc. | 11 |
| Foster, L.B., Canada Ltd. | 49 |
| Frantastic Ceramics | 26 |
| Fruitland Tool & Manufacturing | 35 |

## G

| Name of Business | Page Nº |
|---|---|
| G. F. Machine Shop | 25 |
| Garden City Oxygen Ltd. | 46 |
| General Flooring Ltd. | 29 |
| General Woodworking | 64 |
| Gilbert Plumbing & Heating Ltd. | 50 |
| Glove Reconditioners | 4 |
| Goodhost Foods Ltd. | 44 |
| Greco Bros. Manufacturing Co. Ltd. | 7 |
| Green Mountain Motors | 64 |
| Grief Containers Inc. (Office) | 36 |
| Grief Containers Inc. | 52 |
| Grimsby Custom Tool Ltd. | 24 |
| Group at Cox, The (Office) | 23 |
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## H

| Name of Business | Page Nº |
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| H.A.S. Building Supply Ltd. | 7 |
| H & F Precision Machinery | 13 |
| Hamilton Arts & Crafts | 14 |
| Hamilton Automart Ltd. | 26 |
| Hamilton Builders' Supply Ltd. | 60 |
| Hamilton Plastic Fabricators Ltd. | 25 |
| Hamilton Steeplejacks Ltd. | 53 |
| Harper Detroit Diesel | 7 |
| Harris Steel Group Inc. | 22 |
| Harveys Industrial Tires Ltd. | 5 |
| Hayes-Dana Inc. | 65 |
| Head & Block Specialty | 39 |
| Highland Packers Ltd. | 65 |
| Hi-Lift Ltd. | 22 |
| Hill-Cook Industries | 36 |
| Hoffer Mechanical | 4 |
| Hopmac Inc./Survex Canada | 9 |

I

| Name of Business | Page Nº |
|---|---|
| IRD Mechanalysis Ltd. | 26 |
| ITT Grinnell | 37 |
| Idlewood Trucking Co. Ltd. | 53 |
| Industrial Installations Ltd. | 34 |
| Industrial Tooling & Machining | 58 |
| Industrial Truck & Turbo Incorp. | 26 |
| Inglis Ltd. (Office) | 26 |
| Inglis Ltd. | 27 |
| Inland Refractories Canada Ltd. | 15 |
| Inter City Tire Sales | 4 |
| Inter-City Truck Lines Canada Inc. | 17 |
| Intermediate Terminals Warehouses | 16 |
| International Import Custom Brokers | 18 |

J

| Name of Business | Page Nº |
|---|---|
| J.B. Systems Ltd. | 36 |
| J.& J. Automotive | 3 |
| J.& J. Cores | 27 |
| J.S. Rentals | 53 |
| Johnson's Book Service | 11 |
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K

| Name of Business | Page Nº |
|---|---|
| K.B.T. Holding Inc. "Trojan" | 66 |
| K.S.R. Machinist | 35 |
| Kan-Roll Shutters Ltd. | 53 |
| Kenscott Ltd. | 5 |
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| Kingsway Transport Ltd. | 17 |
| Klockner-Moeller Ltd. | 19 |
| Korver Machine Shop Ltd. | 14 |
| Kot Tool & Die | 28 |
| Kubes Steel Fabricating Ltd. | 53 |

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| Name of Business | Page Nº |
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| Laidlaw Transport Ltd. | 17 |
| Larry's Truck Service Ltd. | 28 |
| Lauries Welding Ltd. | 2 |
| Leaside Equipment Inc. | 65 |
| Levi Strauss, Canada | 46 |
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| Lonschek Transport Ltd. | 36 |
| Loomis Courier Service Ltd. | 42 |
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| Name of Business | Page Nº |
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| Mack Canada Ltd. | 3 |
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| Mark's Diesel Service | 46 |
| Marsh Paving Ltd. | 2 |
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| McKerlie-Millen (Ontario) Ltd. | 7 |
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| Nella Cutlery Service Ltd. | 26 |
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| T.W. Developments Ltd. | 48 |
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| Taggart, Frank, & Sons Inc. | 66 |
| Taggart Heating Inc. | 30 |
| Taro Aggregrates | 64 |
| Taylor Steel Inc. | 34 |
| Taylor Truck Repairs | 34 |
| Tech-Wiser Design & Manufacturing | 42 |
| Tektron Equipment Corp. | 14 |
| Thames Valley Beverages | 40 |
| Tilex - Div. of John Peresutti Tile | 13 |
| Toronto & Hamilton Auto Electric | 42 |
| Toto's Auto Service & Performance | 64 |
| Town of Stoney Creek Works Yard | 53 |
| Trauttmansdorff Property | 29 |
| Trend Setter Sales | 56 |
| Triten Corp. Canada Ltd. | 46 |
| Triumph Tool Ltd. | 14 |
| Trow Ltd. | 42 |
| True Temper Canada | 5 |
| Tubefit Ltd. | 49 |
| Tube-Mac Installations Ltd. | 40 |
| Tuftrack Manufacturing Ltd. | 9 |
| Turkstra Lumber Co. Ltd. | 26 |

U

| Name of Business | Page Nº |
|---|---|
| Unit Rebuild | 36 |
| Universal Welding | 67 |

V

| Name of Business | Page Nº |
|---|---|
| Vacumax | 40 |
| Van Noort, M., & Sons Bulb Co. | 62 |
| Van Rijn Enterprises Ltd. | 40 |
| Vartanian Rugs Ltd. | 26 |
| Viau, Jack E., Welding Service | 46 |
| Vickers-Warnick Ltd. | 46 |
| Vimod Rubber Co. | 5 |
| Vinemount Auto Wreckers Ltd. | 66 |
| Volcano Inc. | 40 |

W

| Name of Business | Page Nº |
|---|---|
| Wabco Ltd. | 38 |
| Wajax Industries | 42 |
| Weight Watchers | 13 |
| Weldwire International Inc. | 36 |
| Welsh Industrial Mfg. | 22 |
| Wentworth Industries | 2 |
| Westinghouse Canada Inc. | 17 |
| Westpile Inc. | 56 |
| Whakatene Holding Ltd. | 43 |
| Williams & Wilson Ltd. | 14 |
| Willson, Wm. F., Brokerage Ltd. | 17 |
| Wilson Fiberfil Canada (Dart Canada) | 2 |
| Winona Auto Service | 64 |
| Winona Equipment Sales & Service Ltd. | 67 |
| Winona Tool & Manufacturing Ltd. | 7 |
| Wyant & Company Ltd. | 13 |

X

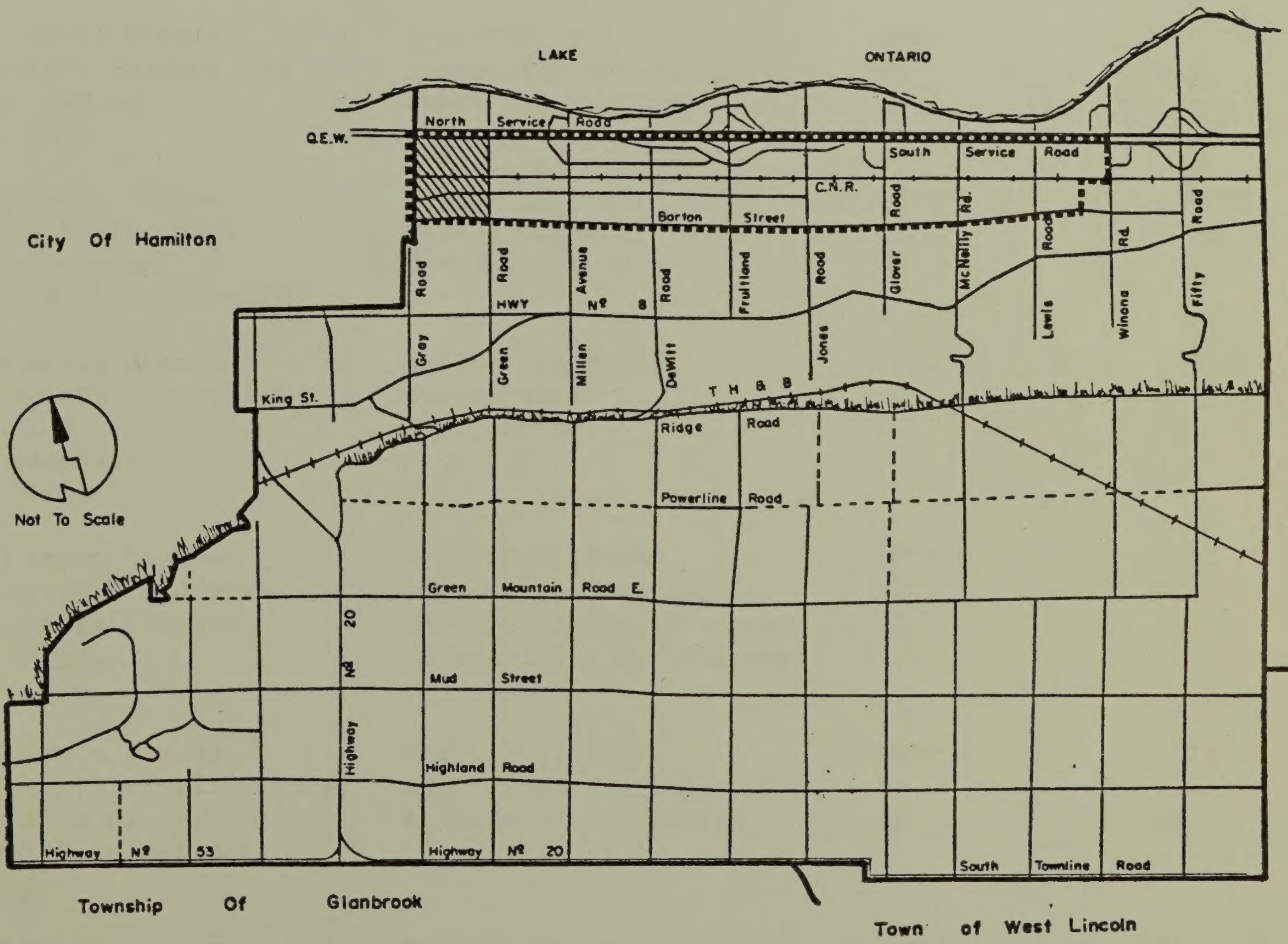
| Name of Business | Page Nº |
|---|---|
| XL Filter Ltd. | 9 |

Y

| Name of Business | Page Nº |
|---|---|
| Yacura, Gene, Woodworking | 60 |
| Yale Industrial Trucks Ontario Ltd. | 28 |

# TOWN OF STONEY CREEK INDUSTRIAL INVENTORY

## SECTION I


LAKE
ONTARIO
Q.E.W.
North Service Road
South Service Road
C.N.R.
Barton Street
City Of Hamilton
Grey Road
Green Road
Millen Avenue
DeWitt Road
Fruitland
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
T H & B
Ridge Road
Powerline Road
Green Mountain Road E.
Mud Street
Highland Road
Highway Nº 20
Highway Nº 53
Highway Nº 20
South Townline Road
Not To Scale
Town Of Grimsby
Township Of Glanbrook
Town of West Lincoln

┅┅┅┅ Industrial Corridor

▨ Section I (Area South Of Q.E.W., West Of Green Road North Of Barton Street, East Of The Western Town Limits.)

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 196 Arvin Avenue<br>Signex Inc.<br>Peter Saeglitz<br>662-6695 | M-1, F-0, T-1<br>Sign Distributor | 1972<br>M1<br>66 | 111.48<br>0.48<br>29 |
| 198 Arvin Avenue<br>Fleet Tire Service<br>James Ayotte<br>662-8230 | M-5, F-1, T-6<br>Tire Sales & Service | 1977<br>M1<br>66 | 290.31<br>*<br>** |
| 199 Arvin Avenue<br>Nelson Steel Co. Ltd.<br>W. D. Becker<br>662-1404 | M-63, F-3, T-66<br>Steel Coil Processing | 1973<br>M3<br>43 | 7432.00<br>3.44<br>21 |
| 200 Arvin Avenue<br>Laurie's Welding Ltd.<br>Mike Taylor<br>561-5770 | M-6, F-1, T-7<br>Industrial Maintenance,<br>Steel Fabrication | 1972<br>M1<br>64 | 743.20<br>Part of<br>196 Arvin Ave. |
| 222 Arvin Avenue<br>Marsh Paving Ltd.<br>Mr. Thompson<br>662-2822 or 662-4214 | M-7, F-1, T-8<br>Paving, General<br>Contractors | 1976<br>M2<br>43 | 185.80<br>0.24<br>33 |
| 224 Arvin Avenue<br>Wentworth Industries<br>Limited<br>Ko Kadonaga<br>662-8911 | M-11, F-1, T-12<br>Custom Steel<br>Fabricating | 1975<br>M2<br>43 | 743.20<br>0.64<br>19 |
| 230 Arvin Avenue<br>Pliotron Corporation<br>of Canada Limited<br>J. Clarke<br>662-1600 | M-11, F-4, T-15<br>Structural Columns,<br>Service Contracts (Steel<br>Industries), Air Filters | 1973<br>M2<br>43 | 1393.50<br>0.59<br>25 |
| 233 Arvin Avenue<br>Wilson Fiberfill Canada,<br>Division of Dart Canada<br>Derrick Wainwright<br>662-1866 | M-27, F-3, T-30<br>Reinforced Thermoplastics<br>& Colour Concentrates | 1970<br>M3<br>43 | 2526.88<br>1.68<br>18 |
| 234 Arvin Avenue<br>James A. Ryder Mfg.<br>Tony Baptist<br>662-1701 | M-30, F-20, T-50<br>Light Sheet Metal Work<br>(Chimneys, Venting Prod.) | 1973<br>M2<br>43 | 2415.40<br>0.67<br>75 |
| 237 Arvin Avenue<br>Charles Jones Industrial<br>Ltd.<br>Charles Jones<br>561-5892 | M-40, F-10, T-50<br>Distributors of Industrial<br>& Contractors' Supplies | 1975<br>M3<br>66 | 1393.50<br>0.61<br>82 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 238 Arvin Avenue<br>Barlow Tool & Machine Limited<br>Bruce or Bill Barlow<br>561-2440 | M-30, F-3, T-33<br>Metal working | 1973<br>M2<br>43 | 1718.65<br>0.91<br>36 |
| 241 Arvin Avenue<br>Loopco Canada Ltd.<br>James F. Barr<br>561-9711 | M-17, F-3, T-20<br>Metal Fabricating<br>Machine Shop, Machine Building | 1970<br>M3<br>43 | 2229.60<br>1.01<br>20 |
| 246 Arvin Avenue<br>Epro Machine Ltd.<br>David Snowden<br>662-5557 | M-34, F-1, T-35<br>Custom Machine Shop | 1980<br>M2<br>43 | 696.75<br>0.53<br>66 |
| 161 Barton Street<br>Colortron Photo Service Ltd.<br>N. W. Wells<br>560-2222 | M-29, F-102, T-131<br>Photofinishing, Developing & Printing Customers' Photographic Film | 1975<br>M2<br>76 | 1300.60<br>0.41<br>320 |
| 185 Barton Street<br>Mack Canada Inc.<br>R. Reinke<br>561-6961 | M-31, F-5, T-36<br>New & Used Truck Sales (Heavy Duty) | 1974<br>M2<br>61 | 2415.40<br>1.82<br>20 |
| 195 Barton Street<br>Celebrity Carpet<br>Mel Blackburn<br>662-8770 | M-4, F-2, T-6<br>Carpet & Flooring Contractor | 1978<br>M1<br>61 | 836.10<br>0.40<br>15 |
| 197 Barton Street<br>Diana Doll's Wear<br>Mary Malinowski<br>662-4281 | M-0, F-20, T-20<br>Manufacturing of Doll's Clothes and Doll's Bedding | 1979<br>M1<br>62 | 696.75<br>0.19<br>105 |
| 233 Barton Street<br>Roma Bakery.<br>P. A. DiFilippo<br>547-3157 | M-14, F-11, T-25<br>Bread & Rolls, Pizzas, Pastries | 1976<br>M2<br>63 | 557.40<br>0.61<br>41 |
| 35 Community Avenue<br>Bennett Signs Limited<br>Susan Smalley<br>662-8532 | M-4, F-1, T-5<br>Sign Printing, Truck Lettering, Silk Screening | 1980<br>M1<br>66 | 130.06<br>0.08<br>63 |
| 44 Community Avenue<br>J. & J. Automotive<br>Jim Wildgoose<br>561-0746 | M-4, F-1, T-5<br>General Automotive & Truck Repair Service | 1978<br>M1<br>64 | 325.15<br>0.13<br>38 |

| •PROPERTY ADDRESS<br>•NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 46 Community Avenue<br>Eastern Sandblasting & Painting Ltd.<br>J. Scott<br>664-2515 | M-2, F-2, T-4<br>Sandblasting & Painting | 1982<br>M1<br>64 | 325.15<br>0.11<br>36 |
| 14 Garden Avenue<br>O'Brien Installations Limited<br>H. O'Brien<br>662-4979 | M-34, F-4, T-38<br>Sales, Service, Installation of Industrial Doors, Dock Equipment, Cranes, Monorails, Conveyors & Jib Cranes | 1970<br>M1<br>66 | 929.00<br>0.91<br>42 |
| 20 Garden Avenue<br>Amco Sewers & Concrete Ltd.<br>Nick Arcari<br>634-6111 | M-8, F-0, T-8<br>Sewer & Watermain Installation, Concrete Floors, Excavation | 1980 ✓<br>M1<br>66 | 111.48<br>0.16<br>50 |
| 26 Garden Avenue<br>Bellewood Construction<br>Nick Noce<br>561-3226 | M-5, F-1, T-6<br>Carpenters, Sub-Contractors (Office) | 1981<br>M1<br>71 | 476.86<br>0.12<br>117 |
| 26 Garden Avenue<br>Drago Petrina Electrical Contractor Ltd.<br>Drago Petrina<br>560-2454 | M-7, F-1, T-8<br>Electrical Warehouse | 1981<br>M1<br>53 | 476.86<br>*<br>** |
| 350 Gray Road<br>Canadian Linen Supply Co. Ltd.<br>M. W. McDougall<br>560-2411 | M-18, F-47, T-65<br>Laundry Service, Rent Uniforms | 1976<br>M2<br>67 | 2396.82<br>0.68<br>129 |
| 350 Gray Road<br>Glove Reconditioners<br>Jack Ferguson<br>560-3811 | M-7, F-16, T-23<br>Reconditioning & Cleaning of Industrial Gloves, Coveralls, etc. | 1975<br>M2<br>64 | 1393.50<br>*<br>** |
| 380 Gray Road<br>Inter City Tire Sales<br>Mr. M. Dicenzo<br>560-9772 | M-13, F-1, T-14<br>Tire Retreading & Retail Tire Sales | 1981<br>M3<br>64 | 1347.05<br>1.42<br>10 |
| 460 Gray Road<br>Hoffer Mechanical<br>Frank Hoffer<br>561-6660 | M-20, F-2, T-22<br>Mechanical Contracting, Construction | 1979<br>M1<br>43 | 743.2<br>0.40<br>80 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 460 Gray Road<br>Arlington Crane Service Ltd.<br>Ronald Foran<br>547-6720 | M-8, F-2, T-10<br>Crane Rental | 1980<br>M1<br>67 | 371.60<br>*<br>** |
| 470 Gray Road<br>Saltfleet Machining Ltd.<br>M. J. Hamilton<br>560-7901 | M-13, F-2, T-15<br>All types of Machine Work, Flame hardening and gear and sprocket cutting | 1978<br>M1<br>43 | 603.85<br>0.35<br>77 |
| 470 Gray Road<br>Kenscott Limited<br>R. L. Scott<br>561-5114 | M-10, F-2, T-12<br>Distributor/Wholesale Bearings and mechanical Electric Power Transmission Equipment | 1974<br>M1<br>69 | 371.60<br>*<br>** |
| 480 Gray Road<br>Harvey's Industrial Tires Ltd.<br>Harvey Livingstone<br>560-3020 | M-3, F-1, T-4<br>Fork Lift Truck, Sales and Service | 1978<br>M1<br>66 | 265.32<br>0.35<br>71 |
| 480 Gray Road<br>M & B Mould & Die<br>Malcolm Bradshaw<br>561-9661 | M-16, F-0, T-16<br>Footwear Mould Making | 1981<br>M1<br>43 | 570.03<br>*<br>** |
| 480 Gray Road<br>Ryder Truck Rental<br>E. Galeckas<br>560-4771 | M-1, F-0, T-1<br>Truck Rental, Tractors | 1977<br>M1<br>67 | 390.18<br>*<br>** |
| 480 Gray Road<br>Dufferin Refrigeration & Air Conditioning Co.<br>Roy Wilson<br>528-0257 | M-3, F-1, T-4<br>Air conditioning and refrigeration repairs | 1982<br>M1<br>64 | 287.99<br>*<br>** |
| 375 Green Road<br>True Temper Canada<br>Ron McGinley<br>662-8351 | M-17, F-11, T-28<br>Manufacturing of Lawn, Garden & Snow Tools | 1966<br>M3<br>43 | 7547.96<br>3.08<br>9 |
| 423 Green Road<br>Crane Packing<br>Mr. Hewton<br>662-6191 | M-122, F-0, T-122<br>Machining of metal and plastics into sealing devices, metal fabricating | 1973<br>M2<br>43 | 5109.50<br>4.59<br>27 |
| 5 Pinelands Avenue<br>Vimod Rubber Co.<br>Mr. A. Wakani<br>662-6191 | M-14, F-1, T-15<br>Extrusion of Plastic & Rubber Compounds | 1980<br>M1<br>43 | 1672.20<br>0.88<br>17 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 7 Pinelands Avenue<br>P. Michaud Roofing Ltd.<br>P. Michaud<br>662-6078 | M-12, F-2, T-14<br>Roofing, Siding and Eavestroughing | 1976<br>M1<br>49 | 535.10<br>0.35<br>40 |
| 9 Pinelands Avenue<br>BDC Courier Ltd.<br>B. Young<br>561-2793 | M-23, F-5, T-28<br>Courier Service, Parcel Pick-up and Delivery | 1970<br>M1<br>73 | 278.70<br>0.36<br>192 |
| 9 Pinelands Avenue<br>Dynamic Circuits Corporation Limited<br>Fred Stocker<br>662-2331 | M-21, F-20, T-41<br>Manufacturer of Printed Circuit Boards | 1974<br>M1<br>44 | 1486.40<br>*<br>** |
| 10 Pinelands Avenue<br>Saltfleet Construction Limited<br>A. D. Van Troost<br>561-9220 | M-20, F-2, T-22<br>General Construction of Schools, Plazas, Apartments, Etc. | 1972<br>M1<br>49 | 562.51<br>0.81<br>27 |
| 10 Pinelands Avenue<br>Julian Roofing Ontario Ltd.<br>W. Krug<br>662-4471 | M-22, F-1, T-23<br>Re-roofing, Roofing | 1979<br>M1<br>49 | 418.05<br>0.40<br>58 |
| 232 South Service Road<br>Ronsom Systems<br>Mr. Thomas<br>560-7991 | M-1, F-0, T-1<br>Office for Electrical Company | 1982<br>M2<br>71 | 9.29<br>3.86<br>51 |
| 232 South Service Road<br>Ronsom Manufacturing Inc.<br>Chris Klain<br>560-7991 | M-4, F-0, T-4<br>Manufacture Rolling Steel Doors | 1982<br>M2<br>66 | 3352.80<br>*<br>** |
| 232 South Service Road<br>Ronsom Industrial Inc.<br>Chris Klain<br>662-5921 | M-22, F-2, T-24<br>Fabricator and Installs Overhead Door and Cranes | 1978<br>M2<br>66 | 1012.61<br>*<br>** |
| 240 South Service Road<br>Canal Electric<br>D. R. Allen<br>662-1993 | M-40, F-5, T-45<br>Electrical, Mechanical Millwrighting Contractor | 1977<br>M2<br>49 | 1003.32<br>*<br>** |

| · PROPERTY ADDRESS<br>· NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | · NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>· PRODUCT / SERVICE | · YEAR ESTABLISHED<br>· ZONING CATEGORY<br>· LAND USE CODE | · BUILDING AREA ($m^2$)<br>· PROPERTY AREA (ha)<br>· EMPLOYMENT DENSITY |
|---|---|---|---|
| 254 South Service Road<br>MTC Sign Shop<br>Mr. McLaughlin<br>664-5333 | M-21, F-0, T-21<br>Sign Shop and Sign Storage | 1972<br>M2<br>66 | 1124.09<br>0.45<br>47 |
| 256 South Service Road<br>Harper Detroit Diesel<br>Mr. Tong<br>561-9721 | M-28, F-2, T-30<br>Distributors for Detroit Diesel and Repairs | 1975<br>M2<br>66 | 2322.50<br>0.52<br>58 |
| 270 South Service Road<br>A.W.L. Steego Inc.<br>Mr. K. Sedgwick<br>662-2622 | M-17, F-17, T-34<br>Buy, Sell Automotive Parts, Supplies and Repairs | 1977<br>M2<br>64 | 2248.18<br>0.47<br>79 |
| 270 South Service Road<br>McKerlie-Millen (Ontario) Inc.<br>Jim Williams<br>662-3322 | M-3, F-0, T-3<br>Sales Auto Parts | 1975<br>M2<br>61 | 74.32<br>*<br>** |
| 12 Teal Avenue<br>Newman Steel Ltd.<br>J. Witts<br>561-7811 | M-110, F-12, T-122<br>Manufacture and Process Steel related products | 1965<br>M3<br>43 | 3251.50<br>2.89<br>42 |
| 15 Teal Avenue<br>H.A.S. Building Supplies Ltd.<br>H. Shichowy<br>561-9383 | M-3, F-1, T-4<br>Sell Windows & Doors | 1970<br>M1<br>62 | 1393.50<br>0.32<br>13 |
| 20 Teal Avenue<br>Secord Manufacturing Division of Fisher & Ludlow Inc.<br>A. Lepkin<br>560-3611 | M-147, F-16, T-163<br>Overhead Travelling Cranes & Industrial Doors | 1976<br>M2<br>66 | 13470.50<br>Part of 232 South Service Rd. |
| 21 Teal Avenue<br>Greco Bros. Manufacturing Co. Ltd.<br>Arnaldo Greco<br>560-0661 | M-15, F-2, T-17<br>Metal Fabricating - industrial bins, boilers, etc.<br>Portable Welding Service | 1975<br>M1<br>43 | 1486.40<br>0.49<br>35 |
| 35 Teal Avenue<br>Winona Tool and Manufacturing Ltd.<br>Ivan Turcic<br>662-5494 | M-3, F-1, T-4<br>Machine Shop | 1979<br>M1<br>43 | 130.06<br>0.09<br>44 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 37 Teal Avenue<br>Cowell & Guild Custom Concrete Ltd.<br>Ralph K. Guild<br>664-6601 | M-3, F-1, T-4<br>Concrete Delivery | 1971<br>M1<br>42 | 123.09<br>0.17<br>24 |

# INDUSTRIAL MALLS

**PROPERTY ADDRESS:** 208 - 218 Arvin Avenue
**NAME OF MALL:** Harvester Realty Industrial Mall
**CONTACT NAME:** Theodore Zubata
**PHONE NUMBER:** 675-3362
**YEAR ESTABLISHED:** 1979
**ZONING CATEGORY:** M2

**PROPERTY AREA (ha.):** 1.22
**TOTAL BUILDING AREA ($m^2$):** 5574.00
**NUMBER OF BUILDINGS:** 2
**NUMBER OF UNITS:** 16
**NUMBER OF EMPLOYEES:** 53
**EMPLOYMENT DENSITY:** 43

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• LAND USE CODE | • BUILDING AREA ($m^2$) |
|---|---|---|---|
| 208A Arvin Avenue<br>Dixon Canada<br>J. McKnight<br>560-6361 | M-6, F-3, T-9<br>Manufacture Parts, Feeding Equipment | 1981<br>43 | 464.50 |
| 208B Arvin Avenue<br>HopMac Inc/Surfex Canada<br>John A. Hopkins<br>662-2411 | M-1, F-1, T-2<br>Industrial Sales & Marketing of Fabricated Steel | 1979<br>69 | 41.81 |
| 208B Arvin Avenue<br>Tuftrak Manufacturing Limited<br>M. L. Stapleford<br>662-2411 | M-9, F-1, T-10<br>Metal Fabricating & Machining, Steel Mill Equipment | 1979<br>43 | 1114.80 |
| 208B Arvin Avenue<br>T. L. Prieur Ltd.<br>T. L. Prieur<br>662-6446 | M-1, F-1, T-2<br>Sales - Steel Mill Equipment | 1979<br>66 | 111.48 |
| 208B Arvin Avenue<br>Stel-Tek Limited<br>Joan M. Philp<br>662-4571 | M-3, F-1, T-4<br>Designers & Manufacturers of Material Handling and Steel Mill Equipment | 1979<br>43 | 111.48 |
| 210 Arvin Avenue<br>XL Filter Ltd.<br>Ralph Doucette<br>662-1302 | M-1, F-1, T-2<br>Air Filter Sales & Cleaning | 1981<br>66 | 232.25 |
| 210A Arvin Avenue<br>One to One Mobile Communications<br>A. Easton<br>561-0377 | M-3, F-0, T-3<br>Sales & Service of Two Way Radio Equipment | 1981<br>66 | 232.25 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 212A Arvin Avenue<br>The Partners Machine Shop Ltd.<br>Cafer Jarkan<br>664-5606 | M-2, F-1, T-3<br>Precision Machine Shop | 1979<br>43 | 232.25 |
| 212B Arvin Avenue<br>National Waterbed Co.<br>Allan Jodoin/Pete Croft<br>662-5112 | M-6, F-0, T-6<br>Waterbed Warehouse, Service Department | 1979<br>61 | 232.25 |
| 214 Arvin Avenue<br>BioTec<br>Mr. D. Minnett<br>662-8633 | M-6, F-0, T-6<br>Hauling Firm | 1980<br>51 | 278.70 |
| 216 Arvin Avenue<br>Nyderdown Canada Ltd.<br>Rod Baldwin<br>560-1998 | M-5, F-0, T-5<br>Plastic Company | 1980<br>43 | 1858.00 |
| 220B Arvin Avenue<br>Star Tool and Die Inc.<br>Paul Milinkovich<br>662-4495 | M-1, F-0, T-1<br>Metal Fabrication | 1979<br>43 | 399.47 |

# INDUSTRIAL MALLS

**PROPERTY ADDRESS:** 221 - 223 Barton Street
**NAME OF MALL:** Barton Street Industrial Mall
**CONTACT NAME:** Clive Townlet
**PHONE NUMBER:** 639-4677
**YEAR ESTABLISHED:** 1975
**ZONING CATEGORY:** M2

**PROPERTY AREA (ha.):** 0.39
**TOTAL BUILDING AREA ($m^2$):** 1672.20
**NUMBER OF BUILDINGS:** 1
**NUMBER OF UNITS:** 11
**NUMBER OF EMPLOYEES:** 58
**EMPLOYMENT DENSITY:** 149

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 221 A & B Barton Street<br>Canadian Art Mart<br>K. Razek<br>662-7063 | M-3, F-1, T-4<br>Framing - Sell Wholesale | 1980<br>69 | 130.06 |
| 221 Barton Street, Unit B<br>Johnson's Book Service<br>T. L Johnson<br>662-3505 | M-1, F-1, T-2<br>Book Sales | 1977<br>62 | 62.71 |
| 221 Barton Street, Unit B<br>Fortress Publications Inc.<br>T. L. Johnson<br>662-3505 | M-1, F-1, T-2<br>Book Sales | 1977<br>62 | 62.71 |
| 221 Barton Street, Unit D<br>Parsons Aerocessories Limited<br>Geoffrey Parsons<br>664-6203 | M-2, F-2, T-4<br>Sales and Service of Aircraft and Industrial Instrumentation and Fasteners | 1975<br>66 | 118.91 |
| 221 Barton Street, Unit E<br>Original Artworks<br>John Discola<br>664-2820 | M-1, F-1, T-2<br>Sales | 1981<br>62 | 74.32 |
| 221 Barton Street, Unit 1<br>The Printing House<br>Debbie Robins<br>664-2551 | M-1, F-2, T-3<br>Printing | 1981<br>47 | 136.56 |
| 221 Barton Street, Unit H<br>Mini Maid Service<br>Ian E. Cowling<br>664-1040 | M-1, F-12, T-13<br>House Cleaning Service | 1982<br>65 | 111.48 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 221 Barton Street<br>Electrolux Canada<br>K. Elliott<br>560-4660 | M-5, F-5, T-10<br>Vacuum Cleaner, Polisher, Shampoo Dealers & Repairs | 1977<br>64 | 185.80 |
| 221 Barton Street, Units L&M<br>Canada Post Corp.<br>B. Winwood<br>662-4631 | M-16, F-2, T-18<br>Mail Delivery | 1976<br>78 | 130.06 |

# INDUSTRIAL MALLS

**PROPERTY ADDRESS:** 263-265 Barton, 333 Green Road
**NAME OF MALL:** Hamilton Industrial Mall
**CONTACT NAME:** Bob McAllister
**PHONE NUMBER:** 664-5322
**YEAR ESTABLISHED:** 1975
**ZONING CATEGORY:** M2

**PROPERTY AREA (ha.):** 3.48
**TOTAL BUILDING AREA ($m^2$):** 14695.29
**NUMBER OF BUILDINGS:** 3
**NUMBER OF UNITS:** 73
**NUMBER OF EMPLOYEES:** 177
**EMPLOYMENT DENSITY:** 51

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• LAND USE CODE | • BUILDING AREA ($m^2$) |
|---|---|---|---|
| 263 Barton Street, Unit 4<br>Romance Beauty Supplies<br>J. Finelli<br>662-2444 | M-7, F-4, T-11<br>Beauty Supply Wholesaler | 1977<br>69 | 209.03 |
| 265 Barton Street, Unit 5<br>Weight Watchers<br>Joan Appleton<br>560-7386 | M-1, F-3, T-4<br>Weight Control Administration | 1978<br>94 | 204.38 |
| 263 Barton Street, Unit 6<br>Pro Insul Limited<br>Jim Ferguson<br>662-6161 | M-30, F-1, T-31<br>Industrial Mechanical Insulation Contractor<br>Metal Fabrication & Installation | 1977<br>43 | 204.38 |
| 265 Barton Street, Unit 7<br>Chelsea House<br>J. George<br>662-5100 | M-1, F-0, T-1<br>Furniture Repair, Re-Finishing and Stripping<br>Antique Restoration | 1976<br>64 | 195.09 |
| 263 Barton Street, Unit 8<br>Tilex-Division of John Peressutti Tile Contractor Ltd.<br>John or Linda Peressutti<br>662-6303 | M-1, F-1, T-2<br>Sale of Tiles | 1978<br>62 | 204.38 |
| 263 Barton Street, Unit 10<br>H & F Precision Machinery<br>Fred Folberger<br>664-1981 | M-2, F-0, T-2<br>Metal Fabricating, Tool Making and General Machine Shop | 1982<br>43 | 211.81 |
| 263 Barton Street, Unit 13<br>Wyant & Company Ltd.<br>Gord Fotheringham<br>662-1015 | M-3, F-0, T-3<br>Sanitation Products and Equipment, Sales & Service | 1979<br>66 | 185.80 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 263 Barton Street, Unit 14<br>Eden Watts Corporation<br>Mrs. Nicole Farrington<br>578-1544 | M-2, F-4, T-6<br>Wholesale Book Distributors | 1972<br>69 | 176.51 |
| 263 Barton Street, Unit 15<br>Doctor Transmission<br>Mr. Dyal<br>662-7094 | M-3, F-0, T-3<br>Transmission Repairs | 1980<br>64 | 213.67 |
| 263 Barton Street, Unit 16<br>Williams & Wilson Ltd.<br>Wayne Timmins<br>662-7361 | M-2, F-1, T-3<br>Industrial Distributor | 1979<br>66 | 204.38 |
| 263 Barton Street, Unit 17<br>Hamilton Arts & Crafts<br>Neil Nabut<br>662-3551 | M-0, F-1, T-1<br>Picture Manufacturing | 1981<br>62 | 204.38 |
| 263 Barton Street, Unit 21<br>Tektron Equipment Corp.<br>Eugene M. Tekatch<br>662-7820 | M-10, F-19, T-29<br>Electronic Equipment, Design & Manufacture | 1976<br>44 | 743.2 |
| 263 Barton Street, Unit 28<br>Crown Pump Industrial<br>Bruce Savage<br>662-3934 | M-6, F-1, T-7<br>Industrial Equipment, Manufacturer's Agent | 1975<br>66 | 315.86 |
| 265 Barton Street, Unit 29A<br>King Glass Ltd.<br>Casey Locke<br>662-4242 | M-2, F-1, T-3<br>Manufacture and Sell Glass and Aluminum Products | 1979<br>43 | 134.71 |
| 265 Barton Street, Unit 35<br>Korver Machine Shop Ltd.<br>Joseph Lemmen<br>664-1880 | M-1, F-1, T-2<br>Machine Shop, Replacement Parts | 1982<br>43 | 211.81 |
| 265 Barton Street, Unit 39<br>Triumph Tool Ltd.<br>Mr. E. MacKenzie<br>662-1002 | M-3, F-1, T-4<br>Sales of Industrial Metal Cutting Tools & Measuring Equipment | 1980<br>66 | 241.54 |
| 265 Barton Street, Unit 42<br>Auburn Equipment Contractors Inc.<br>J. J. Riccardi<br>662-2386 | M-5, F-1, T-6<br>Equipment Contractor | 1981<br>66 | 142.14 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 265 Barton Street, Unit 45<br>Samson Graphics<br>Ron Samson<br>664-2020 | M-1, F-1, T-2<br>Graphic Artwork, Package Design | 1981<br>73 | 116.13 |
| 265 Barton Street, Unit 47<br>Collins Graphics Ltd.<br>Jim Collins<br>560-4304 | M-3, F-3, T-6<br>Printing Plates, Flexo, Offset, Letterpress, Engraving, Etc. | 1978<br>47 | 613.14 |
| 265 Barton Street, Unit 48<br>Pipeline Exhaust Warehouse<br>D.G. & G Investments Nia Inc.<br>Bill Burnet<br>662-8124 | M-4, F-2, T-6<br>Warehouse Distributor for Exhaust and Shocks | 1980<br>53 | 1114.80 |
| 265 Barton Street<br>B & G Express<br>B. Greenland<br>560-3660 or 560-3770 | M-15, F-4, T-19<br>Courier Service | 1975<br>73 | 185.80 |
| 333 Green Road, Unit 1<br>J. B. Reid Ind. Sales Ltd.<br>Bill Irwin<br>560-2622 | M-8, F-1, T-9<br>Industrial Supplies | 1976<br>66 | 464.50 |
| 333 Green Road, Unit 4<br>CFI Computer Forms Inc.<br>Marcel Roy<br>664-2900 | M-3, F-1, T-4<br>Manufacturer of Custom Printed Continuous Forms | 1982<br>73 | 464.50 |
| 333 Green Road<br>Inland Refractories Canada, Ltd.<br>Patrick J. Murray<br>662-8141 | M-10, F-0, T-10<br>Manufacturer of Refractory Shapes | 1981<br>43 | 929.00 |
| 333 Green Road<br>P.P.G. Industries<br>Susan Shields<br>662-3433 | M-2, F-1, T-3<br>Wholesale Paint Warehouse | 1975<br>69 | 348.38 |

# INDUSTRIAL MALLS

| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 400 Gray Road | **PROPERTY AREA (ha.):** | 2.90 |
| **NAME OF MALL:** | Intermediate Terminals Warehouses Ltd. | **TOTAL BUILDING AREA ($m^2$):** | 4285.60 |
| **CONTACT NAME:** | Mr. Robson | **NUMBER OF BUILDINGS:** | 1 |
| **PHONE NUMBER:** | 560-1755 | **NUMBER OF UNITS:** | 24 |
| **YEAR ESTABLISHED:** | 1975 | **NUMBER OF EMPLOYEES:** | 179 |
| **ZONING CATEGORY:** | M3 | **EMPLOYMENT DENSITY:** | 62 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• LAND USE CODE | • BUILDING AREA ($m^2$) |
|---|---|---|---|
| 400 Gray Road<br>Intermediate Terminals Warehouses Ltd.<br>Mr. P. Robson<br>560-1755 | M-1, F-1, T-2<br>Highway Bonded Warehouse | 1975<br>53 | 171.87 |
| 400 Gray Road, Suite 102<br>Border Brokers Inc.<br>J. W. Tetzlaff<br>560-1522 | M-2, F-4, T-6<br>Service, Customs Broker | 1981<br>71 | 92.9 |
| 400 Gray Road<br>Canadian Freightways Eastern Ltd.<br>R. Scheffee<br>560-4765 | M-9, F-4, T-13<br>General Freighthandling | 1978<br>51 | Lease as required |
| 400 Gray Road<br>Maislin Transport<br>Bob Flett<br>560-2522 | M-25, F-2, T-27<br>Unload, Load, Deliver, Import, Export Freight | 1976<br>51 | Lease as required |
| 400 Gray Road<br>Direct System<br>Elsie Simpson<br>561-4410 or 560-4885 | M-59, F-6, T-65<br>Transportation | 1978<br>51 | 1826.04 |
| 400 Gray Road<br>Dominion Consolidated Truck Lines Ltd.<br>B. Rolfe<br>560-5090 | M-2, F-0, T-2<br>Trucking Transport Operation | 1976<br>51 | Lease as required |
| 400 Gray Road<br>McKinlay Transport Ltd.<br>A. Vangeenen<br>547-3600 | M-0, F-0, T-0<br>Lease Warehouse Space for Bonded Traffic | 1979<br>53 | Lease as required |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 400 Gray Road<br>Laidlaw Transport Ltd.<br>M. DeGroote<br>527-2771 | M-0, F-0, T-0<br>Lease Warehouse Space for Bonded Traffic | 1975<br>53 | Lease as required |
| 400 Gray Road<br>Overland Express<br>Mr. Cardwell<br>560-3720 | M-1, F-0, T-1<br>Bonded Warehouse American Freight Office | 1976<br>71 | 92.90 |
| 400 Gray Road<br>Westinghouse Canada Inc.<br>G. J. Mason<br>528-8811 Ext 3140 | M-1, F-0, T-1<br>Bonded Warehouse<br>Lease Warehouse Space | 1975<br>53 | 78.04 |
| 400 Gray Road<br>Inter City Truck Lines Canada Incorporated<br>Mr. Granger<br>560-4975 | M-1, F-0, T-1<br>Bonded Warehouse<br>Bring in National Freight | 1975<br>53 | Lease as required |
| 400 Gray Road<br>Red Star Express Lines of Ontario<br>Phil Barrett<br>560-1644 | M-8, F-1, T-9<br>Trucking Firm | 1977<br>51 | 418.05 |
| 400 Gray Road<br>C. P. Transport Co. Ltd.<br>Ed Beitil<br>549-6549 | M-0, F-0, T-0<br>Lease Warehouse Space for Bonded Traffic | 1975<br>53 | Lease as required |
| 400 Gray Road<br>Kingsway Transport Ltd.<br>R. Flett<br>578-2710 | M-0, F-0, T-0<br>Lease Warehouse Space | 1975<br>53 | Lease as required |
| 400 Gray Road<br>Wm. F. Willson Brokerage Ltd.<br>J. W. Sherwood, J. P. Finance<br>560-1300 | M-0, F-4, T-4<br>Service - Customs Broker | 1976<br>71 | 74.32 |
| 400 Gray Road, Suite 214<br>Department of National Revenue, Customs & Excise<br>Bill Elliott<br>560-3400 | M-14, F-20, T-34<br>Import Controls and Collection of Revenue | 1975<br>78 | 134.71 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• LAND USE CODE | • BUILDING AREA ($m^2$) |
|---|---|---|---|
| 400 Gray Road, Suite 219<br>Peace Bridge Brokerage Ltd.<br>Mr. McDonald<br>560-5000 | M-2, F-6, T-8<br>Customs broker, Freight Forwarded, Clear Goods Coming Into Canada | 1976<br>71 | 213.67 |
| 400 Gray Road<br>International Import Custom Brokers Inc.<br>Helen Pursley<br>560-4700 | M-0, F-4, T-4<br>Customs Broker | 1976<br>71 | 92.90 |
| 400 Gray Road, Suite 215<br>Thomas Meadows & Co. Canada Ltd.<br>Mr. MacPhail<br>560-1681 | M-0, F-2, T-2<br>Customs Brokers, Freight Forwarders | 1976<br>71 | 27.87 |

# INDUSTRIAL MALLS

**PROPERTY ADDRESS:** 144 - 188 South Service Road
**NAME OF MALL:** Pinelands Building
**CONTACT NAME:** Frank Woods
**PHONE NUMBER:** 527-4559
**YEAR ESTABLISHED:** 1974
**ZONING CATEGORY:** M2

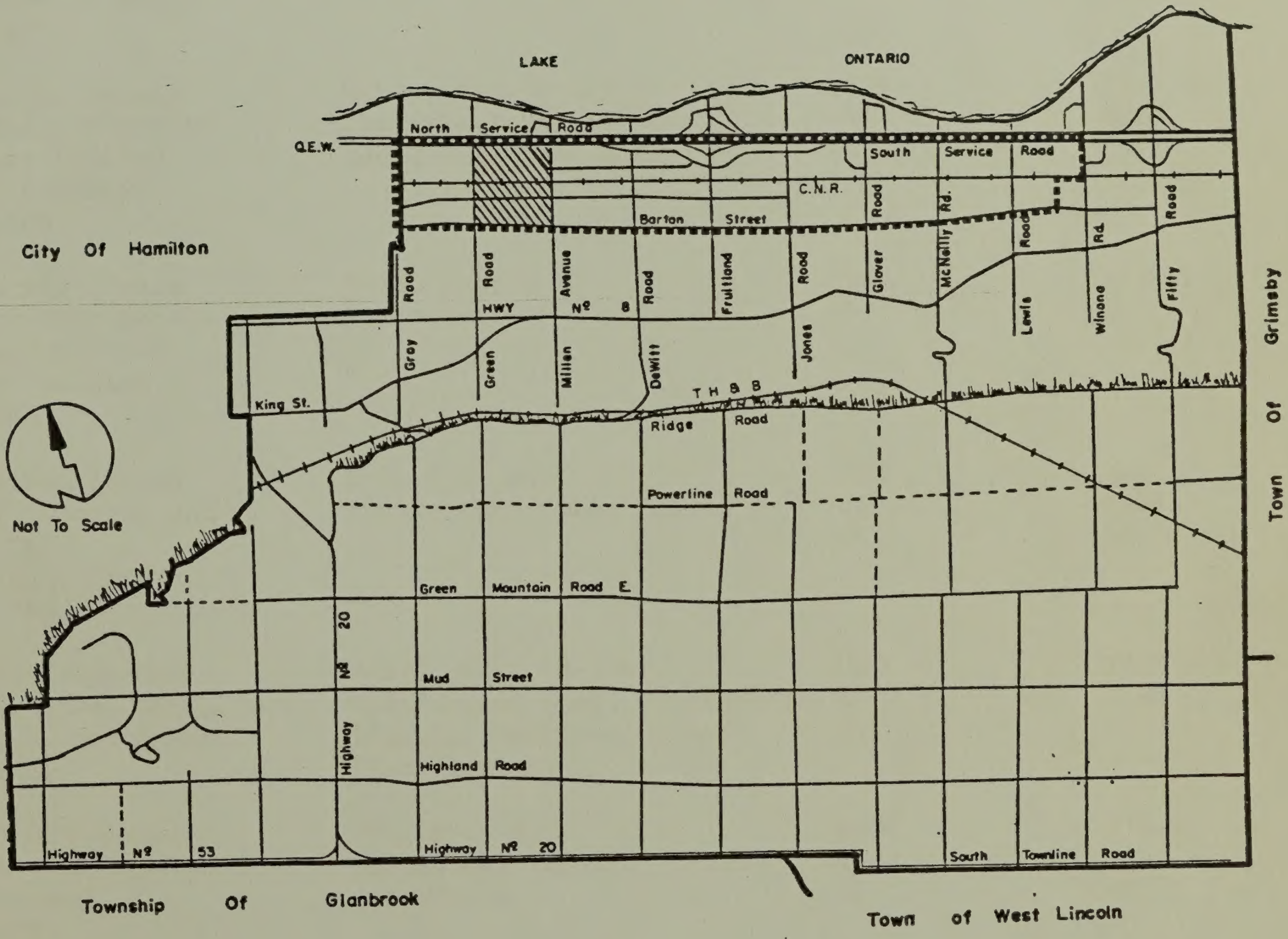
**PROPERTY AREA (ha.):** 1.50
**TOTAL BUILDING AREA ($m^2$):** 6270.75
**NUMBER OF BUILDINGS:** 1
**NUMBER OF UNITS:** 25
**NUMBER OF EMPLOYEES:** 184
**EMPLOYMENT DENSITY:** 123

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 144-146 South Service Road<br>Klockner-Moeller Ltd.<br>Peter James or J. McBride<br>560-0511 | M-15, F-5, T-20<br>Electric Motor Controls | 1974<br>44 | 580.63 |
| 148 South Service Road<br>Colven Distributors Ltd.<br>Paul Wybrow<br>560-9111 | M-13, F-3, T-16<br>Distributors of Vending Equipment, Supplies and Service | 1975<br>66 | 290.31 |
| 154 South Service Road<br>Rapid Industrial Textile Limited<br>A. Shulman<br>662-5620 | M-25, F-10, T-35<br>Industrial Dry Cleaning | 1976<br>64 | 929.0 |
| 156 South Service Road<br>John Dick & Sons Ltd.<br>John Meeboer<br>560-4210 | M-2, F-1, T-3<br>Reupholstering | 1975<br>64 | 232.25 |
| 158 South Service Road<br>Black & McDonald Ltd.<br>D. W. Honsberger<br>560-3100 | M-17, F-2, T-19<br>Electrical & Mechanical Contractor | 1975<br>44 | 236.90 |
| 160 South Service Road<br>Bilingual Productions Ltd.<br>Mr. Turcan<br>561-7141 | M-2, F-4, T-6<br>Commercial translation | 1974<br>73 | 232.25 |
| 166 South Service Road<br>Promark Printing Inc.<br>Mr. Turcan<br>561-7208 | M-25, F-25, T-50<br>Printing | 1974<br>47 | 696.75 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 168 South Service Road<br>H. Ruhl Machinery Co. Ltd.<br>J. Douglas O'Brien<br>662-5334 | M-4, F-1, T-5<br>Tachograph Sales & Service, Speedo Cable, Taxi Meter Sales, Service & Installation, Diesel Truck, Fuel Conservation | 1979<br>66 | 325.15 |
| 170 South Service Road<br>Pamaco Rebuilders Ltd.<br>Paul Makino<br>561-7081 | M-3, F-1, T-4<br>Rebuild Auto Water Pumps & Disc Brake Calipers | 1974<br>64 | 290.31 |
| 172 South Service Road<br>Motivation Industrial Equipment Ltd.<br>John Holden or Joan Duce<br>561-6400 | M-14, F-4, T-18<br>Metal Fabricating, Cranes, Pallet Liftem, Coil Liftem, Etc. | 1974<br>43 | 1114.80 |
| 186 South Service Road<br>Coinamatic Canada Inc.<br>G. Jarvis<br>662-7425 | M-6, F-2, T-8<br>Laundry operators | 1978<br>66 | 290.31 |

# TOWN OF STONEY CREEK INDUSTRIAL INVENTORY

## SECTION II


LAKE
ONTARIO
Q.E.W.
North Service Road
South Service Road
C.N.R.
Barton Street
City Of Hamilton
Gray Road
Green Road
Millen Avenue
DeWitt Road
Fruitland Road
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
T H & B
Ridge Road
Powerline Road
Green Mountain Road E.
Mud Street
Highland Road
Highway Nº 20
Highway Nº 53
South Townline Road
Not To Scale
Town Of Grimsby
Township Of Glanbrook
Town of West Lincoln

•••••••••• Industrial Corridor

▨ Section II (Area South Of Q.E.W., West Of Millen Avenue North Of Barton Street, East Of Green Road)

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 281-287 Arvin Avenue<br>Hi-Lift Limited<br>Wayne Pearce<br>664-6675 | M-4, F-1, T-5<br>Fork Lift Truck Service | 1974<br>M3<br>66 | 232.25<br>0.43<br>21 |
| 283 Arvin Avenue<br>Pneu-Hyd Industries Limited<br>Bert Jones<br>664-5540 | M-4, F-0, T-4<br>Manufacture Hydraulic Cylinders | 1976<br>M3<br>44 | 696.75<br>*<br>** |
| 286 Arvin Avenue<br>Welsh Industrial Mfg.<br>361425 Ontario Ltd.<br>Terrence J. Woods<br>662-1475 | M-8, F-1, T-9<br>General Machining and Repairs | 1977<br>M3<br>43 | 929.00<br>0.38<br>24 |
| 291 Arvin Avenue<br>The State Electric Company Limited<br>J. T. Buchanan<br>561-6665 | M-314, F-5, T-319<br>Electrical Piping and Mechanical Contractor | 1975<br>M3<br>66 | 1173.98<br>0.30<br>1067 |
| 294 Arvin Avenue<br>Purity Zinc Metals Company Limited<br>Walter Faggion<br>662-4802 | M-29, F-3, T-32<br>Processors of Zinc | 1967<br>M3<br>42 | 4726.57<br>1.27<br>25 |
| 295 Arvin Avenue<br>M.E.F. Machine and Tool Ltd.<br>Philip J. Imre<br>664-2466 | M-6, F-2, T-8<br>Manufacture Sheer Blades | 1978<br>M3<br>43 | 464.50<br>0.21<br>38 |
| 318 Arvin Avenue<br>Harris Steel Group Inc.<br>Harry J. Marcaccio<br>561-5611 | M-120, F-30, T-150<br>Reinforcing Steel Contractors (Supply, Fabrication and Installation) | 1965<br>M3<br>43 | 7896.50<br>3.64<br>41 |
| 326 Arvin Avenue<br>A & B Auto Service<br>B. Horning<br>662-6773 | M-1, F-0, T-1<br>Mechanical Repairs to Cars and Trucks | 1980<br>M3<br>64 | 278.70<br>0.36<br>44 |
| 326B Arvin Avenue<br>MCL Machine<br>L. Mather<br>634-9525 | M-4, F-1, T-5<br>General Machine Shop and Repair of Hydraulic and Pneumatic Cylinders, Hand-Chrome Plating | 1979<br>M3<br>66 | 278.70<br>*<br>** |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 328 Arvin Avenue<br>Slick Chick Transport<br>Brian J. Taylor<br>560-0262 | M-9, F-1, T-10<br>Transportation | 1976<br>M3<br>51 | 195.09<br>*<br>** |
| 331 Arvin Avenue<br>Fairfield Glass Industries Ltd.<br>Charles Wilson<br>561-1112 | M-20, F-10, T-30<br>Window Manufacturing | 1967<br>M3<br>44 | 2787.00<br>1.00<br>30 |
| 333 Arvin Avenue<br>The Group at Cox<br>Debbie Ramsay<br>662-4917 | M-16, F-13, T-29<br>Manufacture/Assembly of dental equipment | 1969<br>M3<br>46 | 2554.75<br>0.65<br>45 |
| 345 Arvin Avenue<br>Canadian Ferro Hot Metal Specialities Ltd.<br>C. R. Mitchell<br>662-8381 | M-22, F-2, T-24<br>Hot Top Liners, Tundish Liners, Seals | 1968<br>M3<br>43 | 3344.40<br>1.31<br>18 |
| 346 Arvin Avenue<br>Livingston Distribution Centres Inc.<br>Lee Smith<br>664-5814 | M-5, F-1, T-6<br>Public Warehousing | 1966<br>M2 M3<br>53 | 3604.52<br>2.38<br>3 |
| 347 Arvin Avenue<br>Acwil Insulations Ltd.<br>Mr. Jones<br>561-0305 | M-4, F-1, T-5<br>Wholesale Distributors of fiberglass insulation | 1970<br>M3<br>69 | 929.00<br>0.52<br>10 |
| 349 Arvin Avenue<br>Alltype Metal Stampings Ltd.<br>Joe Fennema<br>561-1881 | M-19, F-6, T-25<br>Metal Fabricating | 1965<br>M3<br>43 | 1625.75<br>0.57<br>44 |
| 352 Arvin Avenue<br>Proctor & Gamble Ltd.<br>J. E. Brohman<br>545-1121, ext. 279 | M-4, F-0, T-4<br>Warehousing | 1967<br>M3,M2<br>53 | 13935.00<br>1.62<br>2 |
| 353 Arvin Avenue<br>Childs Truck Bodies Ltd.<br>A. Hagan<br>561-1320 | M-23, F-1, T-24<br>Manufacture of truck van bodies | 1971<br>M3<br>44 | 2043.80<br>0.76<br>32 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 363 Arvin Avenue<br>The Consumers Millwork Company Limited<br>R. Long<br>561-0202 | M-25, F-2, T-27<br>Wood Work Manufacturing | 1970<br>M3<br>43 | 1858.00<br>0.81<br>41 |
| 363 Arvin Avenue<br>Malcolm Brown Interiors Ltd.<br>Mr. Brown<br>560-5738 | M-3, F-3, T-6<br>Design and Installation of Interiors | 1977<br>M3<br>49 | 418.05<br>*<br>** |
| 281 Barton Street<br>Bergs Fuels<br>J, Bergshoeff<br>662-2229 | M-1, F-1, T-2<br>Fuel Oil Dealer | 1969<br>M2<br>62 | 139.35<br>0.61<br>3 |
| 325 Barton Street<br>E.P. Instrumentation Inc.<br>Randy York<br>664-2100 | M-7, F-2, T-9<br>Engineering Contractors and Warehouse | 1982<br>M2<br>44 | 557.40<br>0.42<br>21 |
| 337 Barton Street<br>Aurel-William Associates Ltd.<br>F. W. Inglis<br>662-1094 | M-4, F-4, T-8<br>Manufacture Industrial Wipers and Distributor of Paper Products and Sanitary Supplies | 1978<br>M2<br>66 | 501.66<br>0.27<br>67 |
| 337B Barton Street<br>Fiber Laminations Ltd.<br>G. Cormick<br>664-5135 | M-7, F-3, T-10<br>Fibreglass Manufacturing | 1980<br>M2<br>43 | 4737.9<br>*<br>** |
| 343 Barton Street<br>Grimsby Custom Tool Ltd.<br>H. Marcelessen<br>664-5135 | M-11, F-1, T-12<br>Pattern Shop - metal and wood | 1971<br>M2<br>43 | 1486.40<br>0.41<br>29 |
| 345 Barton Street<br>AZ Sandblasting & Industrial Coating<br>Alfred Morad<br>662-5780 | M-1, F-0, T-1<br>Sandblasting and Industrial Coating | 1981<br>M2<br>49 | 278.70<br>0.28<br>4 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 367 Barton Street<br>E.N. Tool & Supply Ltd.<br>E. Nash<br>560-3292 | M-5, F-1, T-6<br>Distribution of Tools, Equipment and Industrial Supplies | 1975<br>M1<br>66 | 492.37<br>0.40<br>15 |
| 337 Dosco Drive<br>E & V Precision Grinding<br>Vince Maifrini<br>664-6216 | M-3, F-1, T-4<br>Grinding | 1979<br>M2<br>43 | 445.92<br>0.18<br>22 |
| 339 Dosco Drive<br>G. F. Machine Shop Ltd.<br>Fred & Jo Sozio<br>662-5540 | M-2, F-0, T-2<br>Machine Shop - parts | 1973<br>M2<br>43 | 297.28<br>0.18<br>11 |
| 341 Dosco Drive<br>Battlefield Press Limited<br>Frank Theoret<br>662-6097 | M-7, F-1, T-8<br>Job Printing | 1974<br>M2<br>47 | 557.40<br>0.19<br>42 |
| 342 Dosco Drive<br>Argos-Lange Corp.<br>Paul Lange<br>561-3211 | M-3, F-7, T-10<br>Metal Fabrication & Steel Wire Products | 1978<br>M2<br>43 | 445.92<br>0.81<br>12 |
| 343 Dosco Drive<br>Gudgeon Cabinets Ltd.<br>Mr. Gudgeon<br>662-2292 | M-12, F-1, T-13<br>Fine Custom Work in Wood, lamination | 1979<br>M2 M3<br>43 | 929.00<br>0.27<br>48 |
| 347 Dosco Drive<br>Hamilton Plastic Fabricators (1980) Ltd.<br>Paul Bailey<br>662-4788 | M-8, F-1, T-9<br>Plastic Fabricating, Ducting, Piping, Vessels | 1980<br>M3<br>43 | 1300.60<br>0.26<br>35 |
| 350 Dosco Drive<br>Mohawk College-Hamilton Industrial Training Centre<br>Peter Dawn<br>662-7881 | M-29, F-6, T-34<br>Industrial Training Courses | 1980<br>M2 M3<br>81 | 2322.5<br>0.61<br>55 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 351 Dosco Drive<br>Canadian Panels Ltd.<br>J. M. Rankin<br>662-1200 | M-9, F-1, T-10<br>Metal & Wood Fabricating | 1974<br>M3<br>43 | 929.00<br>0.34<br>29 |
| 356 Dosco Drive<br>Nella Cutlery Service Ltd.<br>E. Nella<br>560-3922 | M-3, F-17, T-20<br>Sales & Service of Cutlery | 1976<br>M3<br>62 | 1114.80<br>0.42<br>36 |
| 328 Green Road<br>Vartanian Rugs Ltd.<br>M. Vartanian<br>662-6395 | M-7, F-0, T-7<br>Retail Sale of Carpeting | 1975<br>M2<br>61 | 1858.00<br>0.70<br>20 |
| 328 Green Road<br>Industrial Truck & Turbo Incorp.<br>R. G. Johnston<br>561-2651 | M-6, F-1, T-7<br>Bulldozer parts, Sales and Service | 1979<br>M2<br>66 | 929.00<br>*<br>** |
| 336 Green Road<br>Beckett Packaging Ltd.<br>Robert Glockling<br>664-4656 | M-10, F-12, T-22<br>Manufacturer of Paper Bags, Plain and Printed | 1978<br>M2<br>43 | 1486.40<br>0.57<br>39 |
| 370 Green Road<br>Turkstra Lumber Co. Ltd.<br>Peter Turkstra<br>664-4491 | M-24, F-2, T-26<br>Lumber and Hardware | 1966<br>M3<br>62 | 3009.96<br>1.01<br>26 |
| 400 Green Road<br>Inglis Limited<br>Stan R. Edwards<br>664-4466, Ext. 246 | M-600, F-250, T-850<br>Manufacturer of Domestic Refrigerators, Dishwashers and Dehumidifiers | 1967<br>M2, M3<br>44 | 31983.61<br>30.16<br>28 |
| 318 Hilton Drive<br>IRD Mechanalysis Ltd.<br>Kenneth M. Jarrett<br>662-7577 | M-23, F-16, T-39<br>Manufacturers of Vibration and Noise Measuring Instruments & Analysis | 1978<br>M2<br>44 | 780.36<br>0.20<br>195 |
| 320 Hilton Drive<br>Hamilton Automart Ltd.<br>Nick Stern<br>664-2090 | M-2, F-1, T-3<br>Automobile Parts Wholesale | 1981<br>M2<br>69 | 139.35<br>0.32<br>47 |
| 322 Hilton Drive<br>Frantastic Ceramics<br>L. or F. Lutwitzi<br>578-1611 | M-1, F-1, T-2<br>Hobby Ceramic Supplies Manufacture, Sales and Teaching | 1981<br>M2<br>62 | 139.35<br>*<br>** |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 323 Hilton Drive<br>Exanno Products Ltd.<br>Mike Sullivan<br>662-4473 | M-2, F-6, T-8<br>Manufacturing of Components for Connecting Airducts | 1981<br>M2<br>43 | 464.50<br>0.45<br>91 |
| 324 Hilton Drive<br>Inglis Ltd.<br>Richard Long<br>560-7444 | M-6, F-4, T-10<br>Wholesale/Retail Parts for Major Appliances & Service | 1972<br>M2<br>64 | 232.25<br>Part of 320 Hilton Drive |
| 325 Hilton Drive<br>Bravo Cement Contracting Ltd.<br>Larry Bravo<br>578-2111 | M-25, F-2, T-27<br>Concrete Floor Finishing & Cutting & Coring | 1980<br>M2<br>49 | 464.50<br>Part of 323 Hilton Drive |
| 326 Hilton Drive<br>Lincolnaire Heating & Air Conditioning Ltd.<br>Gerry Brogan<br>545-4112 | M-23, F-1, T-24<br>Ductwork Fabrication, Furnace Sales & Service | 1979<br>M2<br>64 | 464.50<br>0.33<br>73 |
| 327 Hilton Drive<br>A-Fab, Division of Adams & Laing<br>Bob Adams<br>662-5607 | M-6, F-0, T-6<br>Steel Fabrication | 1980<br>M2<br>43 | 464.50<br>Part of 323 Hilton Drive |
| 330 Hilton Drive<br>Britannia Tile & Terrazzo Ltd.<br>Louis Ferro<br>547-1715 | M-6, F-1, T-7<br>Installing Tile, Flooring and Carpet | 1979<br>M2<br>49 | 232.25<br>0.33<br>18 |
| 332 Hilton Drive<br>Regional Welding & Service Inc.<br>David Hertel<br>662-1244 | M-3, F-0, T-3<br>Welding, Metal Fabricating | 1980<br>M2, M3<br>64 | 232.25<br>0.35<br>9 |
| 336 Hilton Drive<br>Cosmos Pattern Co. Ltd.<br>Victor Gaspartisch<br>664-4633 | M-3, F-1, T-4<br>Pattern Making for Foundries | 1977<br>M2, M3<br>43 | 929.00<br>0.35<br>20 |
| 338 Hilton Drive<br>J. & J. Cores<br>J. Kytschyk<br>664-6448 | M-2, F-1, T-3<br>Automotive Cores Wholesale | 1978<br>M2, M3<br>69 | 232.25<br>*<br>** |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 323 Millen Avenue<br>Centro Italiano Furniture<br>662-6171 | M-3, F-0, T-3<br>Store Furniture - Warehouse | 1981<br>M2<br>53 | 185.80<br>0.30<br>40 |
| 323 Millen Avenue<br>Sam's Tire Service<br>Sam Misale<br>664-6334 | M-7, F-2, T-9<br>Tire Sales and Service | 1972<br>M2<br>64 | 594.56<br>*<br>** |
| 325 Millen Avenue<br>Standard Engines, Division of United Suppliers Ltd.<br>Max Lazarus<br>561-1315 | M-20, F-2, T-22<br>Engine Rebuilders, Automotive & Engine Parts | 1974<br>M2<br>64 | 1858.00<br>0.40<br>55 |
| 359 Millen Avenue<br>Kot Tool & Die<br>Nick Kot<br>561-9831 Or 528-0171 | M-43, F-2, T-45<br>Tool & Die Custom Machine Shop Service | 1965<br>M3<br>43 | 4459.20<br>1.2.<br>37 |
| 419 Millen Avenue<br>Yale Industrial Trucks Ontario Ltd.<br>Bruce McFadyen<br>561-1541 | M-13, F-2, T-15<br>Fork Lift Truck Service, Sales, Rental & Parts | 1978<br>M3<br>66 | 278.70<br>0.38<br>39 |
| 324 South Service Road<br>M. M. Products, Phase II<br>M. Mykolyn<br>560-6965 | M-1, F-0, T-1<br>Distributor & Manufacturer of Bathroom Fixtures (Office) | 1982<br>M2<br>71 | 929.00<br>0.61<br>2 |
| 330 South Service Road<br>Larry's Truck Service Limited<br>Laurence Marshall<br>561-4565 | M-23, F-5, T-28<br>Heavy Duty Truck Repairs | 1970<br>M2<br>66 | 743.20<br>0.91<br>31 |

# INDUSTRIAL MALLS

**PROPERTY ADDRESS:** 385 - 395 Barton Street
**NAME OF MALL:** Burns Industrial Mall
**CONTACT NAME:** Dave or Bob Burns
**PHONE NUMBER:** 662-8544
**YEAR ESTABLISHED:** 1970
**ZONING CATEGORY:** M1

**PROPERTY AREA (ha.):** 0.50
**TOTAL BUILDING AREA ($m^2$):** 1858.00
**NUMBER OF BUILDINGS:** 1
**NUMBER OF UNITS:** 6
**NUMBER OF EMPLOYEES:** 16
**EMPLOYMENT DENSITY:** 32

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• LAND USE CODE | • BUILDING AREA ($m^2$) |
|---|---|---|---|
| 387 Barton Street<br>General Flooring Ltd.<br>J. Ytsma<br>662-1511 | M-3, F-1, T-4<br>Sales and installation of vinyl floor coverings, carpets, tile, sale of paint and wallpaper | 1971<br>62 | 371.60 |
| 389 Barton Street<br>Burns Lawn & Leisure<br>Dave Burns<br>662-8544 | M-2, F-1, T-3<br>Lawn & Garden Equipment Sales, Service & Warranty Marine Products | 1972<br>62 | 260.12 |
| 391 Barton Street<br>Automotive Parts and Performance<br>John N. DiLiberto<br>662-4291 | M-4, F-2, T-6<br>Wholesale Retail Selling of Auto Parts | 1978<br>61 | 278.70 |
| 321 Millen Road<br>T. Trauttmansdorff Property Management<br>Fritz Trauttmansdorff<br>662-7271 | M-2, F-1, T-3<br>Property Management Office | 1977<br>72 | 37.16 |

# INDUSTRIAL MALLS

**PROPERTY ADDRESS:** 345-353 Millen Avenue
**NAME OF MALL:** Taggart Mall
**CONTACT NAME:** Jean Taggart
**PHONE NUMBER:** 561-9116
**YEAR ESTABLISHED:** 1973
**ZONING CATEGORY:** M3

**PROPERTY AREA (ha.):** 0.32
**TOTAL BUILDING AREA ($m^2$):** 1161.25
**NUMBER OF BUILDINGS:** 1
**NUMBER OF UNITS:** 5
**NUMBER OF EMPLOYEES:** 28
**EMPLOYMENT DENSITY:** 88

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• LAND USE CODE | • BUILDING AREA ($m^2$) |
|---|---|---|---|
| 345 Millen Avenue<br>Prestige Building Products<br>Mr. Hodge<br>560-5830 | M-7, F-1, T-8<br>Home Renovation Business | 1977<br>74 | 222.96 |
| 347 Millen Avenue<br>A. Cotterell Enterprises Ltd.<br>Mr. Cotterell<br>662-6886 | M-2, F-6, T-8<br>Manufacturers of Coffins | 1975<br>43 | 222.96 |
| 349 Millen Avenue<br>John Stuart Power Brake Company Ltd.<br>A. W. Brewer<br>662-7274 | M-5, F-0, T-5<br>Automotive Rebuilding | 1973<br>64 | 222.96 |
| 351 Millen Avenue<br>Daybreak Outdoor Furniture<br>A. DeBoer<br>662-2187 | M-2, F-1, T-3<br>Manufacture Wood Products | 1979<br>43 | 232.25 |
| 353 Millen Avenue<br>Taggart Heating Inc.<br>Joel Taggart<br>561-9116 | M-3, F-1, T-4<br>Sales & Service to Furnaces, Air Conditioning, Etc., Sheet Metal Fabricating & Installation | 1973<br>66 | 222.96 |

# INDUSTRIAL MALLS

| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 423-433 Millen Avenue | **PROPERTY AREA (ha.):** | 0.85 |
| **NAME OF MALL:** | Morgan Industrial Mall | **TOTAL BUILDING AREA ($m^2$):** | 1927.68 |
| **CONTACT NAME:** | Joe Morgan | **NUMBER OF BUILDINGS:** | 1 |
| **PHONE NUMBER:** | 661-0118 | **NUMBER OF UNITS:** | 5 |
| **YEAR ESTABLISHED:** | 1973 | **NUMBER OF EMPLOYEES:** | 19 |
| **ZONING CATEGORY:** | M2 | **EMPLOYMENT DENSITY:** | 22 |

| • **UNIT ADDRESS**<br>• **NAME OF BUSINESS**<br>• **CONTACT NAME AND PHONE NUMBER** | • **NO. OF EMPLOYEES MALE/FEMALE/TOTAL**<br>• **PRODUCT / SERVICE** | • **YEAR ESTABLISHED**<br>• **LAND USE CODE** | • **BUILDING AREA ($m^2$)** |
|---|---|---|---|
| 425 Millen Avenue<br>Stoney Creek Wood Specialist<br>H. Skinder<br>561-1783 | M-3, F-0, T-3<br>Woodworking | 1981<br>43 | 408.76 |
| 429 Millen Avenue<br>Mio Distributor<br>Joe DeLuca<br>662-5900 | M-6, F-0, T-6<br>Soft Drink Distributor | 1976<br>69 | 388.32 |
| 431 Millen Avenue<br>R.B.P. (Canada) Limited<br>Mel Gunn<br>662-5425 | M-8, F-2, T-10<br>Woodworking, Cabinet Doors | 1977<br>43 | 385.54 |

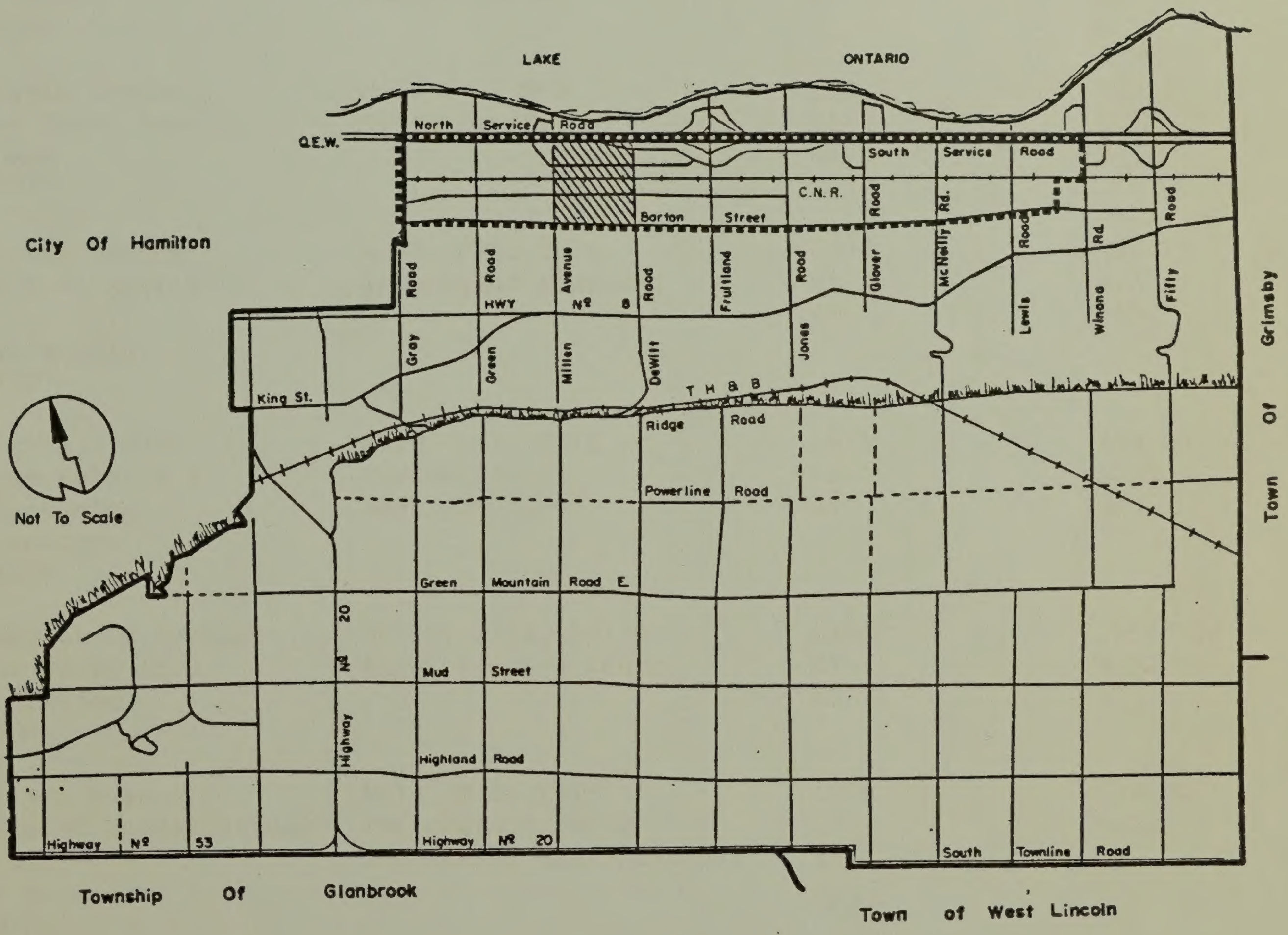
# INDUSTRIAL MALLS

| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 390 South Service Road | **PROPERTY AREA (ha.):** | 0.54 |
| **NAME OF MALL:** | Shaver Industrial Mall | **TOTAL BUILDING AREA ($m^2$):** | 1904.45 |
| **CONTACT NAME:** | Carl Shaver | **NUMBER OF BUILDINGS:** | 1 |
| **PHONE NUMBER:** | 632-8491 | **NUMBER OF UNITS:** | 8 |
| **YEAR ESTABLISHED:** | 1977 | **NUMBER OF EMPLOYEES:** | 26 |
| **ZONING CATEGORY:** | M2 | **EMPLOYMENT DENSITY:** | 48 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 390 South Service Road<br>TRW Data Systems, Customer Service Division<br>Gordon Evanoff<br>662-4513 | M-6, F-0, T-6<br>Customer Service - Computer Repairs | 1980<br>73 | 92.90 |
| 390 South Service Road<br>Unit 4<br>Arvin Air Systems<br>Neil Smith<br>664-4142 | M-11, F-2, T-13<br>Heating & Air Conditioning Sales & Service, Engineering & Sales of Energy Conservation & Sheet Metal Fabrication | 1978<br>64 | 464.50 |
| 390 South Service Road<br>Unit 7<br>Precision Auto Service & Supplies<br>A. Spasic<br>662-6405 | M-5, F-2, T-7<br>Automotive Parts Sales & Remanufacturing | 1977<br>64 | 371.60 |

# TOWN OF STONEY CREEK INDUSTRIAL INVENTORY

## SECTION III


LAKE
ONTARIO
Q.E.W.
North Service Road
South Service Road
C.N.R.
Barton Street
City Of Hamilton
Gray Road
Green Road
HWY Nº 8
Millen Avenue
DeWitt Road
Fruitland Road
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
King St.
T H & B
Ridge Road
Powerline Road
Green Mountain Road E.
Mud Street
Highland Road
Highway Nº 20
Highway Nº 53
South Townline Road
Town Of Grimsby
Not To Scale
Township Of Glanbrook
Town of West Lincoln

•••••••••• Industrial Corridor

▨ Section III (Area South Of Q.E.W., West Of DeWitt Road North Of Barton Street, East Of Millen Avenue)

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 450 Arvin Avenue<br>Bartlett-Venton Construction Ltd.<br>William Venton<br>662-6201 | M-4, F-1, T-5<br>General Contracting | 1968<br>M1<br>49 | 304.71<br>0.13<br>38 |
| 455 Arvin Avenue<br>TRW Canada Ltd.<br>Carr Division<br>Mr. Vangemren<br>664-4401 | M-100, F-24, T-124<br>Metal Stamping for the Auto Industry | 1970<br>M3<br>43 | 6781.70<br>4.45<br>28 |
| 456 Arvin Avenue<br>M. M. Products<br>Ross Porter<br>561-4550 | M-10, F-2, T-12<br>Synthetic Marble Manufacturing | 1974<br>M1<br>43 | 929.00<br>0.20<br>60 |
| 464 Arvin Avenue<br>Taylor Truck Repairs<br>Ron Lane<br>662-4925 | M-3, F-0, T-3<br>Truck Repair | 1982<br>M1<br>66 | 492.37<br>0.40<br>8 |
| 468 Arvin Avenue<br>Cross Town Mobile Wash<br>Robert Bourns<br>662-7877 | M-48, F-2, T-50<br>Industrial Cleaning | 1964<br>M1<br>64 | 585.27<br>0.20<br>255 |
| 470 Arvin Avenue<br>Advance Welding & Manufacturing<br>Bill Oostdyk<br>662-1936 | M-10, F-1, T-11<br>Custom Steel Manufacturing | 1978<br>M1<br>43 | 929.00<br>0.32<br>34 |
| 469-487 Arvin Avenue<br>Taylor Steel Inc.<br>M. W. Taylor<br>662-4925 | M-128, F-11, T-139<br>Steel Service Centre | 1968<br>M3<br>43 | 15946.38<br>4.32<br>32 |
| 484 Arvin Avenue<br>Industrial Installations Limited<br>Ralph M. Moore<br>662-4942 | M-14, F-1, T-15<br>Contractors, Heavy Industrial Installations | 1976<br>M1<br>66 | 929.00<br>0.22<br>68 |
| 486 Arvin Avenue<br>Fisher & Son Ltd.<br>J. B. McColl<br>662-4187 | M-11, F-2, T-13<br>Non Ferrous Foundry | 1974<br>M1<br>43 | 557.40<br>0.13<br>100 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES<br>MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 455 Barton Street<br>Arco Iron & Fence Ltd.<br>Mr. Boettcher<br>662-6915 | M-2, F-2, T-4<br>Steel Fabricating | 1962<br>M1<br>43 | 1114.80<br>0.21<br>110 |
| 455 Barton Street<br>The McBee Company<br>Rick Street<br>561-9199 | M-2, F-2, T-4<br>Sales of Accounting<br>Systems | 1972<br>M1<br>73 | 139.35<br>*<br>** |
| 455 Barton Street<br>H. S. Bartram Ltd.<br>H. S. Bartram<br>662-8931 | M-4, F-4, T-8<br>Lumber Distributors<br>Office | 1971<br>M1<br>71 | 139.35<br>*<br>** |
| 455 Barton Street<br>T. J. Morris & Son<br>Printing Co. Ltd.<br>Thomas Morris<br>561-8635 | M-3, F-4, T-7<br>Printers &<br>Lithograpers | 1977<br>M1<br>47 | 278.70<br>*<br>** |
| 455 Barton Street<br>Colortron Photo<br>Services Ltd.<br>N. W. Wells<br>560-2222 | M-0, F-0, T-0<br>Warehouse & Storage | 1975<br>M1<br>53 | 102.19<br>*<br>** |
| 501 Barton Street<br>K. S. R. Machinist<br>Kuldip S. Rehsi<br>662-4822 | M-1, F-1, T-2<br>Machine Shop Service | 1980<br>M1<br>43 | 92.90<br>0.23<br>9 |
| 430 Belgraden Avenue<br>J. I. Case Canada Inc.<br>G. Howard<br>561-7444 | M-12, F-1, T-13<br>Distribution and Sales<br>of Construction Machinery | 1974<br>M2<br>66 | 1114.80<br>1.02<br>13 |
| 367 DeWitt Road<br>Bay City Crane<br>Rental Ltd.<br>Charles Pembleton<br>662-5123 | M-13, F-3, T-16<br>Rental of Cranes | 1971<br>M3<br>67 | 293.56<br>0.81<br>20 |
| 324 Leaside Avenue<br>Fruitland Tool &<br>Manufacturing<br>H. Bader<br>662-6552 | M-25, F-2, T-27<br>Service & Repairs to<br>Other Industries, Tools,<br>Dies, Fixtures | 1963<br>M1<br>66 | 1709.36<br>1.62<br>17 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA (m$^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 325 Leaside Avenue<br>All-Type Containers Limited<br>Bud Peart<br>664-4224 | M-13, F-2, T-15<br>Buy & Sell Surplus Packaging Material | 1965<br>M1<br>69 | 3716.00<br>0.81<br>19 |
| 330 Leaside Avenue<br>J. B. Systems Ltd.<br>Anthony Bratschitsch<br>662-6231 | M-20, F-4, T-24<br>Manufacture Liquid Waste Vacuum Tankers, High Water Pressure Sewer Cleaners | 1972<br>M1<br>44 | 1021.90<br>0.45<br>53 |
| 331 Leaside Avenue<br>Lonschek Transport Ltd.<br>Joe Lonschek<br>662-3610 | M-3, F-0, T-3<br>Transport Truck Company | 1980<br>M1<br>51 | 139.35<br>0.64<br>6 |
| 331 Leaside Avenue<br>Unit Rebuild<br>Julius Csatary<br>662-1918 | M-1, F-o, T-1<br>Rebuild Generator Motors | 1981<br>M1<br>64 | 139.35<br>*<br>** |
| 336 Leaside Avenue<br>Weldwire International Inc.<br>Mr. Poustie<br>662-2611 | M-18, F-4, T-22<br>Fine Wire Drawing, Welding Wire, Staple Wires | 1970<br>M1<br>43 | 1114.80<br>0.61<br>36 |
| 339 Leaside Avenue<br>Falcon Fabricators Limited<br>L. Hayward<br>561-0211 | M-25, F-3, T-28<br>Metal Fabricating | 1968<br>M1<br>43 | 929.00<br>0.61<br>46 |
| 340 Leaside Avenue<br>Canadian Curtis Refrigeration Ltd.<br>D. S. Lloyd<br>662-4984 | M-28, F-7, T-35<br>Commercial Refrigeration Manufactuer | 1965<br>M1<br>44 | 4552.10<br>1.01<br>35 |
| 351 Leaside Avenue<br>Hill-Cook Industries (1974) Ltd.<br>T. McKenzie<br>662-7345 | M-9, F-2, T-11<br>Machine Shop | 1974<br>M1<br>43 | 464.50<br>0.40<br>28 |
| 370-380 Millen Avenue<br>Grief Containers Inc.<br>Mr. C. B. Crowe<br>664-4433 | M-57, F-3, T-60<br>Manufacture Steel & Plastic Containers | 1957<br>M3<br>43 | 8825.50<br>3.28<br>18 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 384 Millen Avenue<br>Stoney Creek Elastics<br>K. Heidt<br>664-4055 | M-30, F-90, T-120<br>Narrow Fabrics | 1982<br>M3<br>43 | 9382.90<br>2.02<br>59 |
| 390 Millen Avenue<br>Dempsters Bread<br>Division of Corporate Foods Ltd.<br>Maurice M. Pascoe<br>561-1553 | M-7, F-1, T-8<br>Wholesale Sales, Bakery Products | 1980<br>M3<br>69 | 1672.20<br>2.14<br>4 |
| 400 Millen Avenue<br>B. B. F. Machine Shop<br>Eain Thomson 662-3635 | M-49, F-6, T-55<br>General Machine Shop | 1978<br>M3<br>43 | 2601.20<br>0.38<br>145 |
| 428 Seaman Street<br>D. D. Custom Steel Products Ltd.<br>Joe DeTina<br>664-4245 | M-10, F-2, T-12<br>Machine Shop | 1976<br>M3<br>43 | 650.30<br>0.29<br>41 |
| 432-468 Seaman Street<br>Domglas Inc.<br>D. A. David<br>544-3741 | M-7, F-0, T-7<br>Warehousing of Glass Containers | 1974<br>M3<br>53 | 18301.30<br>5.60<br>1 |
| 441 Seaman Street<br>Stoney Creek Mechanical<br>Hugh Pancoast<br>560-7010 | M-25, F-2, T-27<br>Millwrighting, Rigging Steel Fabricating | 1981<br>M3<br>43 | 464.50<br>0.73<br>42 |
| 443 Seaman Street<br>Stoney Creek Spring Service Ltd.<br>James Elliot<br>561-1533 | M-3, F-1, T-4<br>Installation and Repairs of Springs in Heavy Duty Vehicles | 1981<br>M3<br>66 | 464.50<br>*<br>* * |
| 455 Seaman Street<br>William L. Sears and Associates Limited<br>Wm. L. Sears<br>662-7997 | M-13, F-3, T-16<br>Consulting Engineers | 1973<br>M3<br>74 | 464.50<br>0.30<br>53 |
| 463 Seaman Street<br>McCabe Bros. Steel Inc.<br>Norm McCabe<br>662-1161 | M-32, F-2, T-34<br>Custom Steel Fabricators | 1973<br>M3<br>43 | 1207.70<br>0.49<br>69 |
| 470 Seaman Street<br>ITT Grinnell<br>Ross Penna<br>335-9606 | M-25, F-8, T-33<br>Steel Pipe, Fitting & Valve Distributor | 1974<br>M3<br>43 | 6345.07<br>2.67<br>12 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 475 Seaman Street<br>Wabco Ltd.<br>J. R. Pier<br>561-8700 | M-343, F-70, T-413<br>Manufacture of Braking Equipment for the Rail Industry | 1975<br>M2, M3<br>43 | 17520.94<br>7.28<br>57 |
| 500 Seaman Street<br>Continental Distribution Group<br>Keith E. Pifer<br>560-6311 | M-3, F-1, T-4<br>Warehousing | 1976<br>M3<br>53 | 12077.00<br>2.53<br>2 |
| 512 Seaman Street<br>Samuel, Son & Co. Ltd.<br>Bob Johnston<br>662-6022 | M-33, F-1, T-34<br>Steel Service Centre - Slitting, Flame Cutting | 1974<br>M3<br>64 | 5736.30<br>1.37<br>25 |
| 460 South Service Road<br>Crothers Limited<br>Robert Astley<br>561-5901 | M-29, F-3, T-32<br>Parts, Sales & Service of Tractors, Trucks | 1972<br>M2<br>66 | 929.00<br>1.61<br>20 |

# INDUSTRIAL MALLS

| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 491-515 Arvin Avenue | **PROPERTY AREA (ha.):** | 0.70 |
| **NAME OF MALL:** | Industrial Condominiums | **TOTAL BUILDING AREA ($m^2$):** | 1560.72 |
| **CONTACT NAME:** | Truman Jess | **NUMBER OF BUILDINGS:** | 1 |
| **PHONE NUMBER:** | 664-4950 | **NUMBER OF UNITS:** | 9 |
| **YEAR ESTABLISHED:** | 1981 | **NUMBER OF EMPLOYEES:** | 32 |
| **ZONING CATEGORY:** | M3 | **EMPLOYMENT DENSITY:** | 46 |

| **• UNIT ADDRESS**<br>**• NAME OF BUSINESS**<br>**• CONTACT NAME AND PHONE NUMBER** | **•NO. OF EMPLOYEES MALE/FEMALE/TOTAL**<br>**•PRODUCT / SERVICE** | **•YEAR ESTABLISHED**<br>**•LAND USE CODE** | **•BUILDING AREA ($m^2$)** |
|---|---|---|---|
| 495 Arvin Avenue<br>Battlefield Equipment Rentals Ltd.<br>W. R. Attwell<br>662-3118 | M-11, F-2, T-13<br>Construction Equipment, Sales, Rentals & Service | 1981<br>66 | 464.50 |
| 503 Arvin Avenue<br>Head & Block Specialty<br>Thomas J. Kulakowsky<br>664-1600 | M-2, F-0, T-2<br>Machine Shop | 1982<br>43 | 130.06 |
| 509 Arvin Avenue<br>Norglass Fibreglass<br>T. Atherton<br>662-5855 | M-1, F-0, T-1<br>Manufacture Fibreglass parts for cars | 1981<br>43 | 130.06 |
| 513 Arvin Avenue<br>W. Austin Poultry Equipment Ltd.<br>Wil Austin<br>662-4482 | M-2, F-1, T-3<br>Poultry Processing Equipment | 1981<br>66 | 130.06 |
| 515 Arvin Avenue<br>Simplex Int'l Time Equipment Co. Ltd.<br>Don Eisnor<br>560-0995 | M-10, F-3, T-13<br>Sales & Service of Time Equipment, Fire Alarm Systems | 1981<br>66 | 278.70 |

# INDUSTRIAL MALLS

| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 429 DeWitt Road | **PROPERTY AREA (ha.):** | 0.95 |
| **NAME OF MALL:** | DeWitt Road Mall | **TOTAL BUILDING AREA ($m^2$):** | 3828.69 |
| **CONTACT NAME:** | Edmund Zabel | **NUMBER OF BUILDINGS:** | 1 |
| **PHONE NUMBER:** | 627-0345 or 662-6916 | **NUMBER OF UNITS:** | 15 |
| **YEAR ESTABLISHED:** | 1979 | **NUMBER OF EMPLOYEES:** | 76 |
| **ZONING CATEGORY:** | M2 | **EMPLOYMENT DENSITY:** | 80 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 429 DeWitt Road, Unit 1<br>R. & S. Tech. Services Ltd.<br>Leon Rightmayer<br>662-3353 | M-5, F-1, T-6<br>Machining, Balancing & Grinding | 1980<br>43 | 260.12 |
| 429 DeWitt Road<br>Thames Valley Beverages<br>M. Dudla<br>662-7471 | M-7, F-0, T-7<br>Service & Equipment Installation | 1979<br>66 | 264.77 |
| 429 DeWitt Road, Units 3-5<br>Tube-Mac Installations Ltd.<br>Gary MacKay<br>662-6916 | M-21, F-3, T-24<br>Hydraulic Assembly & Installations | 1980<br>66 | 929.00 |
| 429 DeWitt Road, Unit 6<br>Vacumax<br>Tom Gibson<br>578-0044 | M-4, F-0, T-4<br>Waste Disposal Tanks (Office) | 1981<br>71 | 260.12 |
| 429 DeWitt Road, Unit 7<br>Cantelco Communications Inc.<br>Stan Carey<br>662-6001 | M-10, F-1, T-11<br>Sales, Installation & Service of Telephone Communications Systems | 1981<br>66 | 260.12 |
| 429 DeWitt Road, Unit 8<br>Volcano Incorporated<br>Lorne Nolan<br>561-1104 or 662-3398 | M-6, F-1, T-7<br>Boiler Sales & Service<br>Energy Conservation Products | 1981<br>66 | 264.30 |
| 429 DeWitt Road, Unit 10<br>Van Rijn Enterprises Ltd.<br>Bob Van Rijn<br>664-5665 | M-5, F-1, T-6<br>Manufacture Curtains for Greenhouses | 1980<br>43 | 260.12 |
| 429 DeWitt Road, Unit 15<br>Meldor Equipment Ltd.<br>John Trussler<br>560-6216 | M-4, F-1, T-5<br>Hydraulic Equipment Sales & Service | 1981<br>66 | 260.12 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA ($m^2$) |
|---|---|---|---|
| 429 DeWitt Road<br>Negus Precision Ltd.<br>Mr. Negus<br>662-3121 | M-1, F-1, T-2<br>Machining Service | 1982<br>43 | 260.12 |

# INDUSTRIAL MALLS

| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 428 Millen Avenue | **PROPERTY AREA (ha.):** | 1.98 |
| **NAME OF MALL:** | Millen Industrial Mall | **TOTAL BUILDING AREA ($m^2$):** | 8134.70 |
| **CONTACT NAME:** | Wendy Brown (Cadillac Fairview Corp. Ltd.) | **NUMBER OF BUILDINGS:** | 1 |
| **PHONE NUMBER:** | 494-7111 | **NUMBER OF UNITS:** | 28 |
| **YEAR ESTABLISHED:** | 1976 | **NUMBER OF EMPLOYEES:** | 109 |
| **ZONING CATEGORY:** | M2 | **EMPLOYMENT DENSITY:** | 56 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• LAND USE CODE | • BUILDING AREA ($m^2$) |
|---|---|---|---|
| 428 Millen Avenue, Unit 1<br>Trow Limited<br>M. H. MacKay<br>560-3001 | M-14, F-5, T-19<br>Consulting Engineers, Quality Control & Testing of Soils, Rock, Etc. | 1976<br>74 | 445.92 |
| 428 Millen Avenue<br>Wajax Industries<br>Don MacKenzie<br>545-8250 | M-15, F-1, T-16<br>Material Handling Equipment | 1977<br>66 | 278.70 |
| 428 Millen Avenue<br>Loomis Courier Service Ltd.<br>W. G. Frizzell<br>677-7101 | M-11, F-4, T-15<br>Courier (parcel delivery service) | 1977<br>73 | 278.70 |
| 428 Millen Avenue, Unit 8<br>Tech-Wiser Design & Manufacturing Ltd.<br>Pino DiBacco<br>664-5194 | M-4, F-1, T-5<br>Metal Fabricating | 1979<br>43 | 290.31 |
| 428 Millen Avenue<br>Munck Canada Ltd.<br>W. Martens<br>662-5117 | M-0, F-0 , T-0<br>Lease Bay for Storage & Assembly | 1980<br>53 | 278.70 |
| 428 Millen Avenue, Unit 10<br>Toronto & Hamilton Auto Electric Ltd.<br>Bev Harrison<br>662-3816 | M-3, F-2, T-5<br>Automotive & Industrial Electrical Parts & Service | 1979<br>64 | 290.31 |
| 428 Millen Avenue, Unit 12<br>Alcan Building Products<br>H. Hughey<br>561-1424 | M-3, F-2, T-5<br>Warehouse & Distribution Centre | 1976<br>53 | 863.97 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA (m²) |
|---|---|---|---|
| 428 Millen Avenue<br>Canadian Fine Color Co. Ltd.<br>R. Griffin<br>664-2300 | M-2, F-1, T-3<br>Suppliers of Graphic Industry, Warehouse & Sales Office | 1981<br>53 | 157.93 |
| 428 Millen Avenue<br>The Group at Cox<br>Debbie Ramsay<br>662-4917 | M-0, F-0, T-0<br>Lease Warehouse Space | 1979<br>53 | 580.63 |
| 428 Millen Avenue<br>Whakatene Holdings Ltd.<br>Mr. A. Murray<br>662- 3537 | M-7, F-0, T-7<br>Recycle Plastic | 1980<br>43 | 1579.30 |
| 428 Millen Avenue<br>Encyclopedia Brittanica Publications Ltd.<br>Mr. R. Fraser<br>662-4055 | M-2, F-0, T-2<br>Sales Office | 1980<br>62 | 580.63 |
| 428 Millen Avenue<br>M.C.C. Powers<br>T. W. Fitter<br>560-3837 | M-10, F-1, T-11<br>Manufacture and Subcontractors of Automatic Temperature Control, Sales Office | 1980<br>66 | 278.70 |
| 428 Millen Avenue<br>Lytle Specialties Ltd.<br>R. J. Dell<br>662-5522 | M-6, F-2, T-8<br>Manufacturers & Distributors of Industrial Valve & Specialty Pipeline Products | 1978<br>43 | 580.63 |
| 428 Millen Avenue<br>Precision Wood Heat System<br>Mel Oswald<br>662-5324 | M-1, F-0, T-1<br>Wholesale Distributor of Wood Burning Stoves | 1980<br>69 | 157.93 |
| 428 Millen Avenue, Unit 18<br>Pontefract Controls Ltd.<br>Larry Pontefract<br>560-4542 | M-4, F-1, T-5<br>Distribution of Electrical Control Panels | 1982<br>69 | 157.93 |
| 428 Millen Avenue, Unit 2<br>Bell Communications Systems Inc. (BSCI)<br>Robert Dyer<br>664-2000 | M-6, F-1, T-7<br>Telephone System Sales & Service | 1982<br>66 | 278.70 |

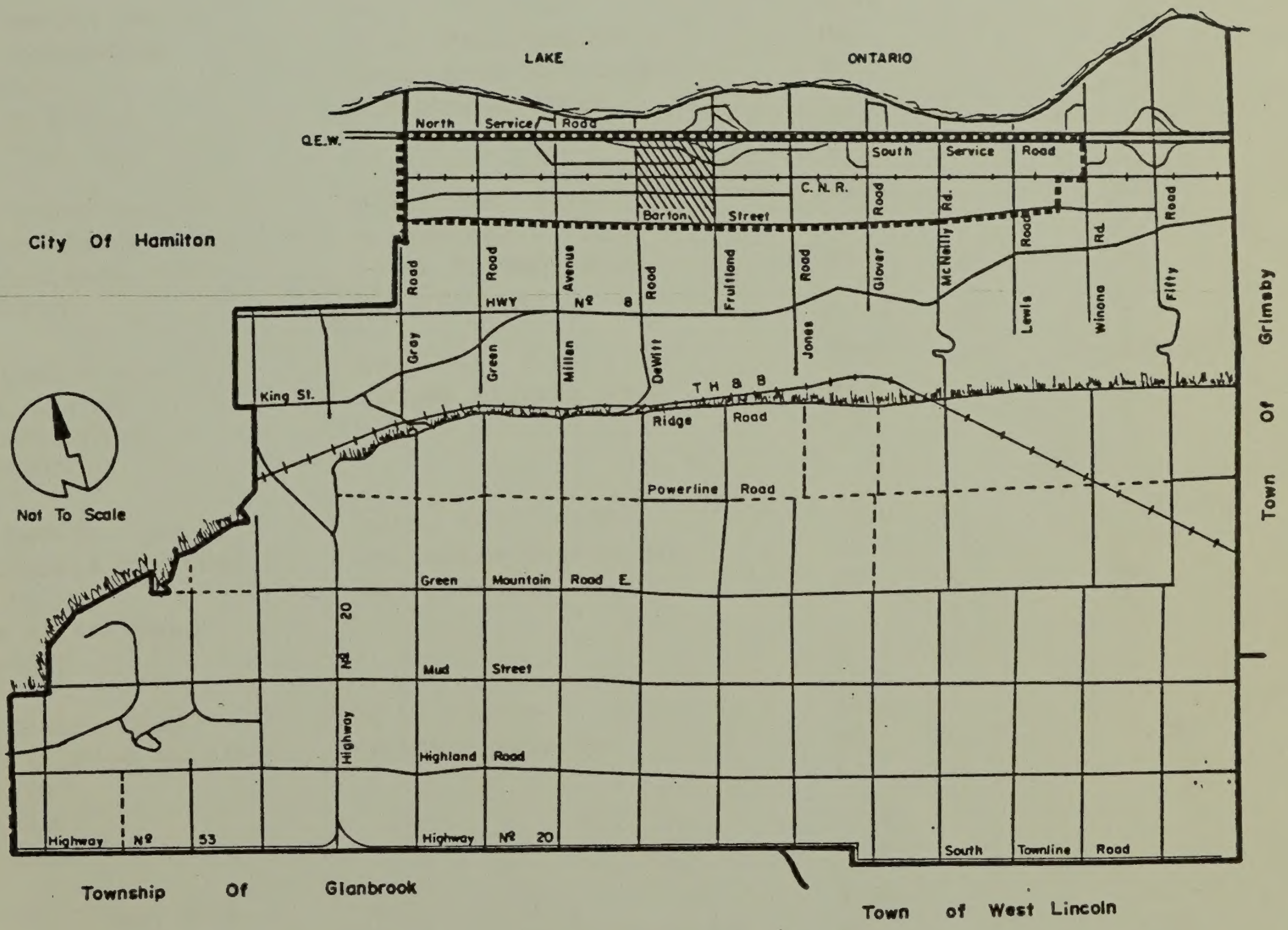
# INDUSTRIAL MALLS

|  |  |  |  |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 418-420 Millen Avenue<br>415-437 Seaman Street | **PROPERTY AREA (ha.):** | 1.82 |
| **NAME OF MALL:** | Seaman Industrial Mall | **TOTAL BUILDING AREA ($m^2$):** | 5254.47 |
| **CONTACT NAME:** | M. Ferkul | **NUMBER OF BUILDINGS:** | 2 |
| **PHONE NUMBER:** | 648-4592 | **NUMBER OF UNITS:** | 7 |
| **YEAR ESTABLISHED:** | 1974 | **NUMBER OF EMPLOYEES:** | 120 |
| **ZONING CATEGORY:** | M3 | **EMPLOYMENT DENSITY:** | 66 |

| **• UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER** | **•NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE** | **•YEAR ESTABLISHED<br>•LAND USE CODE** | **•BUILDING AREA ($m^2$)** |
|---|---|---|---|
| 418-420 Millen Avenue<br>Daly Patterns & Mold Works Ltd.<br>Edward Daly<br>662-1652 | M-25, F-4, T-29<br>Wood Pattern Specialists for Electrical Industry | 1982<br>43 | 162.58 |
| 415 Seaman Street<br>Munck Canada Ltd.<br>W. Martens<br>662-5117 | M-16, F-2, T-18<br>Fabrication of Overhead Cranes | 1979<br>44 | 1114.80 |
| 419-423 Seaman Street<br>Systems 5 Fabricating Ltd.<br>William Foulds<br>662-4373 | M-5, F-1, T-6<br>Metal Fabricating | 1979<br>43 | 1438.00 |
| 425 Seaman Street<br>Repro Plastics<br>Jan Van Eck<br>662-2162 | M-8, F-30, T-38<br>Typewriter Parts - Manufacture | 1980<br>44 | 1021.90 |
| 431 Seaman Street<br>Goodhost Foods Ltd.<br>Bill Russ<br>561-3051 | M-9, F-2, T-11<br>Food Supplies | 1975<br>69 | 464.50 |
| 433 Seaman Street<br>Aluglass Ltd.<br>Mr. L. Feher<br>648-4592 | M-1, F-0, T-1<br>Warehouse | 1974<br>53 | 445.92 |
| 437 Seaman Street<br>Bartek Chemical Co. Ltd.<br>David Strauch<br>561-1341 | M-15, F-2, T-17<br>Chemical Product - Malic Acid | 1977<br>43 | 445.92 |

# TOWN OF STONEY CREEK
# INDUSTRIAL INVENTORY

## SECTION IV



LAKE
ONTARIO
North Service Road
Q.E.W.
South Service Road
C. N. R.
Barton Street
City Of Hamilton
Gray Road
Green Road
Millen Avenue
DeWitt Road
Fruitland Road
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
T H & B
Ridge Road
Powerline Road
Green Mountain Road E.
Highway Nº 20
Mud Street
Highland Road
Highway Nº 53
Highway Nº 20
South Townline Road
Not To Scale
Township Of Glanbrook
Town of West Lincoln
Town Of Grimsby

•••••••••• Industrial Corridor

▨ Section IV (Area South Of Q.E.W., West Of Fruitland Road North Of Barton Street, East Of DeWitt Road.)

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 563 Barton Street<br>Levi Strauss, Canada<br>Erwin Kamenz<br>643-4143 | M-21, F-202, T-223<br>Garment Manufacturer | 1981<br>M1<br>43 | 8175.20<br>5.87<br>38 |
| 589 Barton Street<br>Don's Portable - Sanitary Toilets<br>D. Des Rochers<br>643-3104 | M-1, F-0, T-1<br>Rentals of Sanitary Toilets | 1980<br>M1<br>67 | 69.68<br>1.00<br>1 |
| 2 Commerce Court<br>Garden City Oxygen Ltd.<br>Allan Moore<br>684-9486 | M-2, F-0, T-2<br>Welding Supply Outlet | 1982<br>M1<br>66 | 359.96<br>0.19<br>11 |
| 12 Commerce Court<br>Star Ornamental Co. Ltd.<br>Joseph Golini<br>643-3333 | M-5, F-0, T-5<br>Metal Fabricating, Ornamental Railings, Structural Steel | 1982<br>M1<br>43 | 492.37<br>0.21<br>24 |
| 342 DeWitt Road<br>Vickers-Warnick Ltd.<br>M. Pickfield<br>560-6700 | M-20, F-8, T-28<br>Mechanical & Fluid Power Transmission Distributor | 1979<br>M1<br>69 | 929.00<br>0.40<br>70 |
| 348 DeWitt Road<br>D. C. Chrome<br>B. Castledine<br>662-5283 | M-3, F-1, T-4<br>Chrome Plating Shop | 1979<br>M1<br>64 | 185.80<br>0.84<br>5 |
| 362 DeWitt Road<br>Stationers Warehousing Limited<br>Jack Springstead<br>662-4939 | M-15, F-17, T-32<br>Wholesale Stationery Distribution | 1970<br>M3<br>69 | 2415.40<br>0.81<br>40 |
| 438 DeWitt Road<br>Jack E. Viau Welding Service<br>J. Viau<br>664-6014 | M-1, F-0, T-1<br>Welding Service | 1960<br>M2<br>64 | 167.22<br>0.38<br>3 |
| 369 Fruitland Road<br>Mark's Diesel Services<br>Mark Csatary<br>643-3331 | M-5, F-0, T-5<br>Work on Diesel Vehicles | 1980<br>M3<br>66 | 232.25<br>3.41<br>1 |
| 540 Seaman Street<br>Triten Corporation Canada Ltd.<br>James Stevenson<br>643-4191 | M-14, F-3, T-17<br>Manufacture and Fabricate Abrasion Resistant Plate Repair Catalyst Side Valves for Refineries | 1977<br>M3<br>43 | 836.10<br>0.61<br>28 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 550 Seaman Street<br>Neo Industries<br>R. Nadeau<br>643-4171 or 549-3514 | M-31, F-7, T-38<br>Industrial Hard Chrome Plating and Machining | 1975<br>M3<br>43 | 1439.95<br>1.32<br>29 |
| 560 Seaman<br>Overland Express<br>W. Scott<br>643-4173 | M-37, F-6, T-43<br>Transport Company | 1981<br>M3<br>51 | 1114.80<br>2.09<br>21 |
| 590 South Service Road<br>G. W. Robinson Company Ltd.<br>Mr. Brand<br>643-4053 | M-46, F-19, T-65<br>Warehouse, Retail Sales | 1976<br>M2<br>61 | 12541.50<br>2.84<br>23 |
| 540 Queen Elizabeth Way<br>Carpenter Die Casting Co. Ltd.<br>Norman Carpenter<br>664-4474 | M-16, F-5, T-21<br>Manufacture of Zinc and Aluminum Die Castings | 1948<br>M2<br>43 | 2787.00<br>0.51<br>41 |

# INDUSTRIAL MALLS

| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS :** | 338-340 DeWitt Road | **PROPERTY AREA (ha.) :** | 0.54 |
| **NAME OF MALL :** | Cue Industrial Mall | **TOTAL BUILDING AREA ($m^2$) :** | 854.68 |
| **CONTACT NAME :** | Truman Jess | **NUMBER OF BUILDINGS :** | 1 |
| **PHONE NUMBER :** | 561-5363 | **NUMBER OF UNITS :** | 9 |
| **YEAR ESTABLISHED :** | 1972 | **NUMBER OF EMPLOYEES :** | 65 |
| **ZONING CATEGORY :** | M1 | **EMPLOYMENT DENSITY :** | 120 |

| **• UNIT ADDRESS**<br>**• NAME OF BUSINESS •**<br>**• CONTACT NAME AND PHONE NUMBER** | **•NO. OF EMPLOYEES MALE/FEMALE/TOTAL**<br>**•PRODUCT / SERVICE** | **•YEAR ESTABLISHED**<br>**•LAND USE CODE** | **•BUILDING AREA ($m^2$)** |
|---|---|---|---|
| 338 DeWitt Road<br>Jim Swanwick Elect. Ltd.<br>Jim Swanwick<br>945-5039 | M-2, F-0, T-2<br>Electrical Contracting Storage Only | 1980<br>53 | 44.13 |
| 338 DeWitt Road, Unit 4<br>Rymal Manufacturing Ltd.<br>Bill Newmann<br>No telephone | M-2, F-0, T-2<br>Plastic Moulding | 1972<br>43 | 37.16 |
| 338 DeWitt Road<br>Automotive Technical Services Ltd.<br>Louis Groff<br>664-5405 | M-1, F-0, T-1<br>Automotive Equipment Service | 1979<br>64 | 58.06 |
| 338 DeWitt Road, Unit 8<br>McMillan Roofing Ltd.<br>Donald L. McMillan<br>560-4400 or 662-6441 | M-13, F-1, T-14<br>Built-up Roofing & Sheet Metal Contractor | 1976<br>49 | 107.02 |
| 340 DeWitt Road<br>Dynamic Steel Fabricators Ltd.<br>Eckhard Kries<br>561-0911 | M-23, F-2, T-25<br>Metal Fabricating | 1972<br>43 | 92.9 |
| T. W. Developments Ltd.<br>338 DeWitt Road<br>Truman Jess<br>664-4950 | M-1, F-0, T-1<br>Land Development | 1972<br>71 | 92.9 |
| Cue Construction Ltd.<br>338 DeWitt Road<br>Frank Tetnaowitch<br>561-5363 | M-19, F-1, T-20<br>Construction | 1972<br>71 | 92.9 |

# INDUSTRIAL MALLS

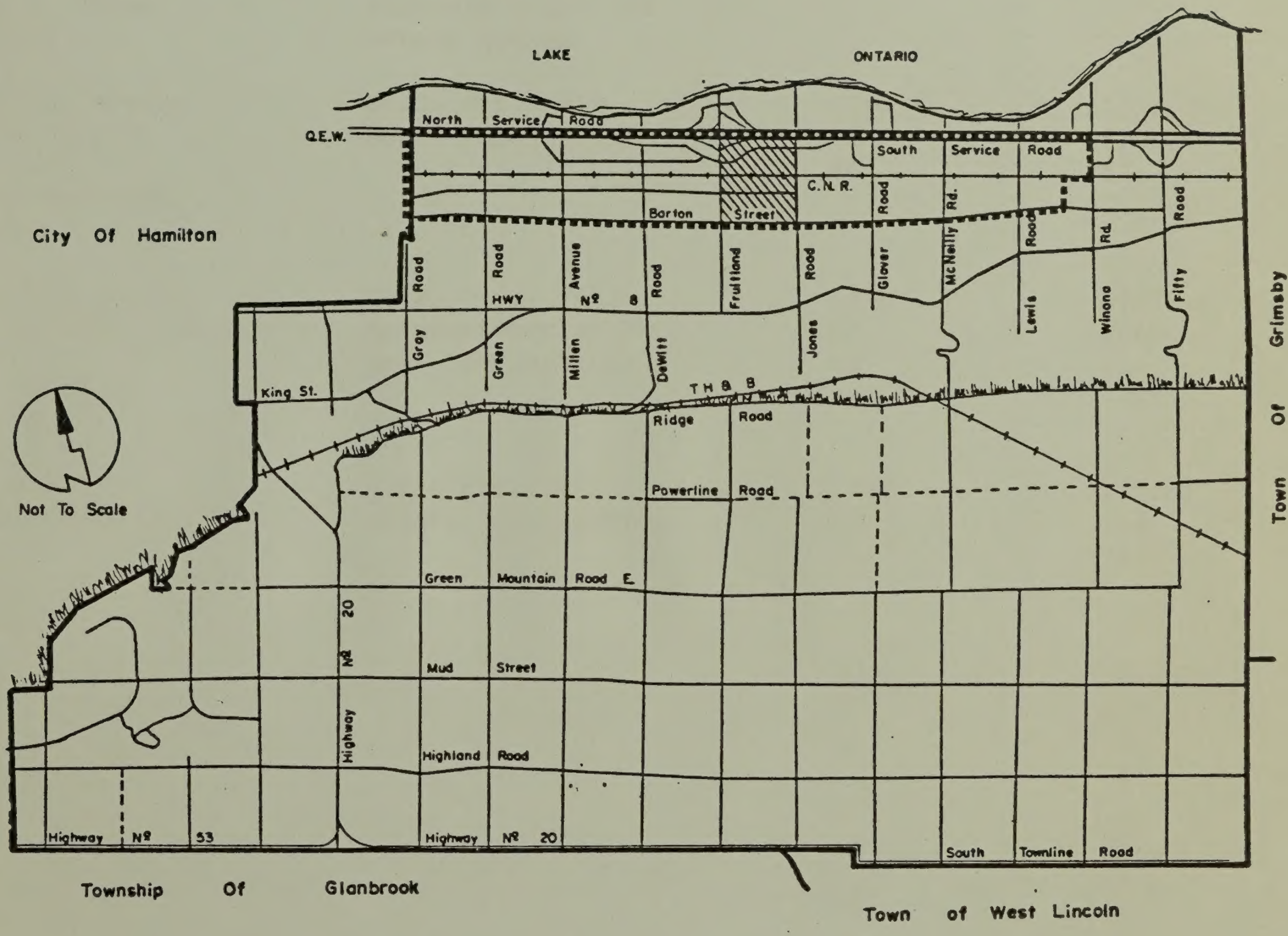
| | | | |
|---|---|---|---|
| **PROPERTY ADDRESS:** | 530 Seaman Street | **PROPERTY AREA (ha.):** | 1.00 |
| **NAME OF MALL:** | DiGregorio Industrial Mall | **TOTAL BUILDING AREA ($m^2$):** | 1727.94 |
| **CONTACT NAME:** | Elisabeth DiGregorio | **NUMBER OF BUILDINGS:** | 1 |
| **PHONE NUMBER:** | 648-1235 | **NUMBER OF UNITS:** | 16 |
| **YEAR ESTABLISHED:** | 1979 | **NUMBER OF EMPLOYEES:** | 44 |
| **ZONING CATEGORY:** | M3 | **EMPLOYMENT DENSITY:** | 44 |

| **• UNIT ADDRESS**<br>**• NAME OF BUSINESS**<br>**• CONTACT NAME AND PHONE NUMBER** | **•NO. OF EMPLOYEES MALE/FEMALE/TOTAL**<br>**•PRODUCT / SERVICE** | **•YEAR ESTABLISHED**<br>**•LAND USE CODE** | **•BUILDING AREA ($m^2$)** |
|---|---|---|---|
| 530 Seaman Street, Unit 1<br>A & M Machine Shop<br>Mr. Albert<br>664-2525 | M-2, F-0, T-2<br>Machine Shop | 1981<br>43 | 204.38 |
| 530 Seaman Street, Unit 2<br>L. B. Foster-Canada Ltd.<br>D. H. Buckland<br>662-3360 | M-2, F-1, T-3<br>Specialty Steel Warehouse, Sales | 1981<br>53 | 92.90 |
| 530 Seaman Street, Unit 3<br>Promold<br>Dan Bruneau<br>662-5356 | M-3, F-0, T-3<br>Injection Moulds & Moulding | 1980<br>43 | 111.48 |
| 530 Seaman Street, Unit 4<br>Montgomery Elevator Co. Ltd.<br>Brian Taylor<br>662-4994 | M-13, F-1, T-14<br>Installation, Maintenance & Service of Elevators & Escalators | 1980<br>66 | 139.35 |
| 530 Seaman Street, Unit 6<br>Tubefit Limited<br>Bill Gansler<br>560-3323 | M-3, F-0, T-3<br>Industrial Distribution, Sales Office & Warehouse | 1980<br>66 | 130.06 |
| 530 Seaman Street, Unit 7<br>Mac & Mac Distribution Ltd.<br>R. W. Young<br>664-2110 | M-2, F-2, T-4<br>Filters for Industry | 1982<br>66 | 204.38 |
| 530 Seaman Street, Unit 8<br>Levitt Safety Ltd.<br>Mrs. Stewart<br>662-2905 | M-1, F-1, T-2<br>Safety Company, Branch & Sales Office | 1980<br>73 | 204.38 |

| • UNIT ADDRESS<br>• NAME OF BUSINESS<br>• CONTACT NAME AND PHONE NUMBER | •NO. OF EMPLOYEES<br>MALE/FEMALE/TOTAL<br>•PRODUCT / SERVICE | •YEAR ESTABLISHED<br>•LAND USE CODE | •BUILDING AREA (m$^2$) |
|---|---|---|---|
| 530 Seaman Street, Unit 9<br>Flo Components Ltd.<br>G. Dechert<br>664-4428 | M-2, F-0, T-2<br>Industrial Supply of Lubrication & Paint Equipment | 1981<br>66 | 78.97 |
| 530 Seaman Street, Unit 11<br>Gilbert Plumbing & Heating Ltd.<br>Gilbert DiGregorio<br>560-2158 | M-10, F-1, T-11<br>Plumbing & Heating | 1981<br>49 | 204.38 |

# TOWN OF STONEY CREEK INDUSTRIAL INVENTORY

## SECTION V


LAKE
ONTARIO
Q.E.W.
North Service Road
South Service Road
C.N.R.
Barton Street
City Of Hamilton
Gray Road
Green Road
HWY Nº 8
Millen Avenue
DeWitt Road
Fruitland Road
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
King St.
T H & B
Ridge Road
Powerline Road
Not To Scale
Green Mountain Road E.
Highway Nº 20
Mud Street
Highland Road
Highway Nº 53
Highway Nº 20
South Townline Road
Township Of Glanbrook
Town of West Lincoln
Town Of Grimsby

.......... Industrial. Corridor

▨ Section V (Area South Of Q.E.W., West Of Jones Road North Of Barton Street, East Of Fruitland Road.)

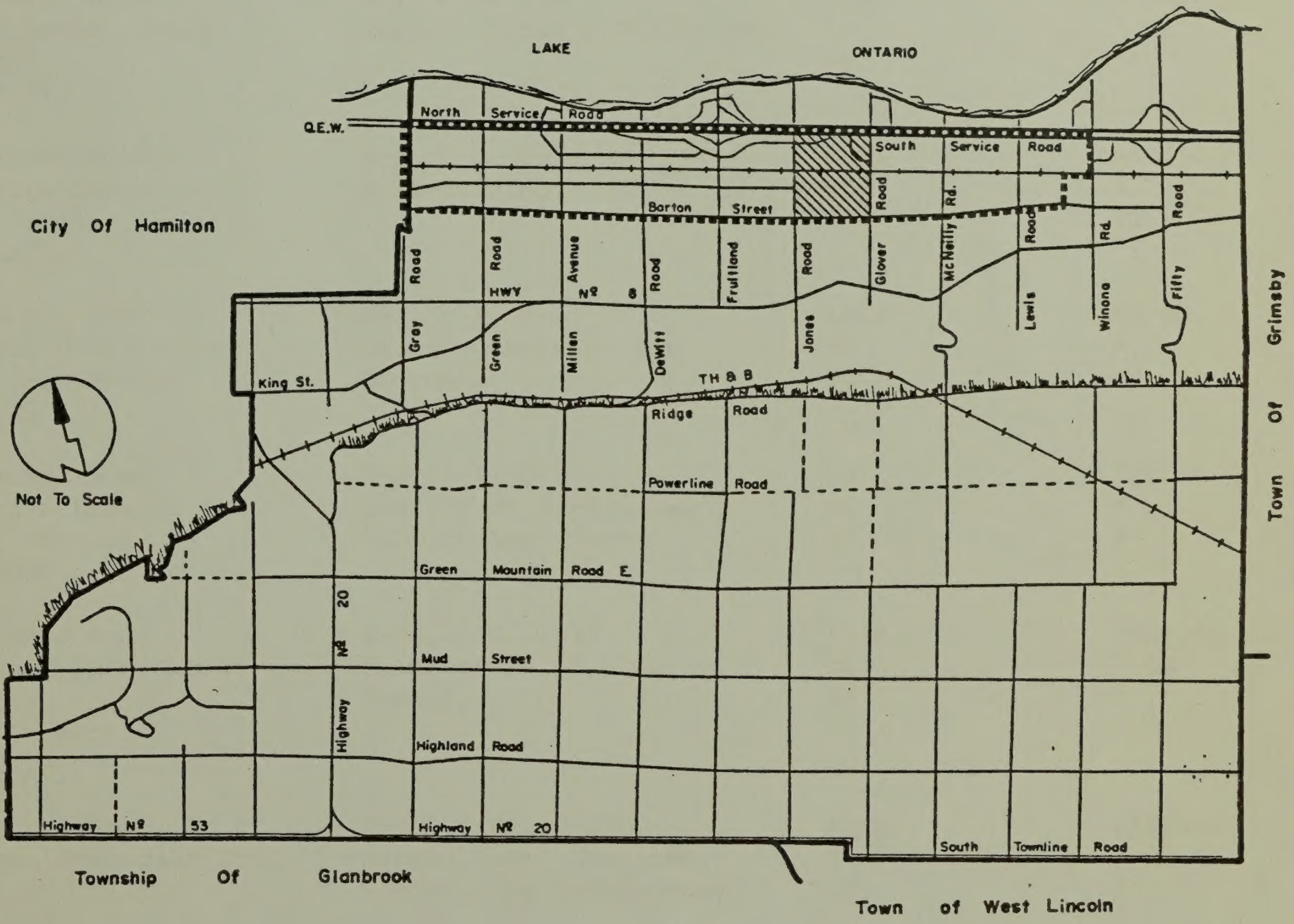
| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 665 Arvin Avenue<br>Forcro Ltd.<br>M. Stapleford<br>643-4111 | M-17, F-11, T-28<br>General Machining<br>Induction, Hardening & Grinding | 1973<br>M6<br>43 | 2118.12<br>1.46<br>19 |
| 675 Arvin Avenue<br>Ford-Smith Machine Co. Ltd.<br>V. G. Lamont<br>643-1273 | M-47, F-3, T-50<br>Metal Fabricating | 1974<br>M6<br>43 | 4923.70<br>2.51<br>20 |
| 682 Arvin Avenue<br>Decor Precast Co. Ltd.<br>James L. Thoms<br>643-1277 | M-11, F-1, T-12<br>Manufacturer of Precast Patio Stones, Concrete Sidewalk Slabs and Paving Stones | 1968<br>M6<br>42 | 1114.80<br>1.42<br>8 |
| 687 Arvin Avenue<br>Custom Iron & Machinery<br>George Pflieger<br>643-4160 | M-13, F-1, T-14<br>Metal Fabricating | 1982<br>M6<br>43 | 1579.30<br>1.01<br>14 |
| 695 Arvin Avenue<br>Regional Die Casting Ltd.<br>A. S. Corso<br>561-6943 | M-12, F-40, T-52<br>Manufacturer of Zinc Base Die Castings | 1974<br>M3<br>43 | 2787.00<br>1.62<br>32 |
| 696 Arvin Avenue<br>Delmar Contracting Ltd.<br>Gary Jones<br>643-4151 | M-45, F-1, T-46<br>General Contracting | 1980<br>M6<br>49 | 175.63<br>1.47<br>31 |
| 725 Arvin Avenue<br>Greif Containers Inc.<br>Alf Jablonski<br>643-1741 | M-12, F-12, T-24<br>Metal Fabricating Small Parts | 1968<br>M6<br>43 | 1486.40<br>0.32<br>75 |
| 739 Arvin Avenue<br>H. S. Bartram Ltd.<br>H. S. Bartram<br>643-3501 | M-3, F-0, T-3<br>Lumber Yard | 1971<br>M6<br>69 | 278.70<br>1.42<br>8 |
| 733 Barton Street<br>Barton Metal Works Ltd.<br>Mr. A. DiCristofaro<br>643-4161 | M-33, F-2, T-35<br>Metal Fabricating | 1975<br>M6<br>43 | 2043.80<br>0.20<br>175 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 336 Fruitland Road<br>Da-Lee Excavating Ltd.<br>Dave Rogers<br>643-1135 | M-4, F-1, T-5<br>Sewer & Water Installations, Grading & Equipment Rentals | 1952<br>M6<br>49 | 92.90<br>0.30<br>27 |
| 344 Fruitland Road<br>Kan-Roll Shutters Ltd.<br>H. Bader<br>662-6552 or 662-1311 | M-2, F-1, T-3<br>Storage of Aluminium Windows & Door Shutters Assembly | 1982<br>M6<br>53 | 418.05<br>*<br>** |
| 350 Fruitland Road<br>Idlewood Trucking Co. Limited<br>Thomas L. Kummer<br>643-1241 | M-15, F-2, T-17<br>Haulage of Scrap Iron & Metals | 1970<br>M6<br>51 | 464.50<br>1.32<br>13 |
| 404 Fruitland Road<br>Dominion Auto Supply & Wrecking Co. Ltd.<br>Bernard Katz<br>643-1205 | M-26, F-3, T-29<br>Automobile & Auto Parts Sales - New & Used | 1965<br>R<br>52 | 2136.70<br>5.87<br>5 |
| 323 Jones Road<br>Kubes Steel Fabricating Ltd.<br>Joe Kubes<br>643-1525 | M-8, F-0, T-8<br>Metal Fabricating | 1974<br>M6<br>43 | 278.70<br>0.40<br>20 |
| 349 Jones Road<br>Town of Stoney Creek Works Yard<br>Tom Simms<br>643-3755 | M-30, F-0, T-30<br>Works Yard and Storage | 1967<br>P,M6<br>52 | 1532.85<br>2.23<br>13 |
| 371 Jones Road<br>E. D. Smith & Sons Ltd.<br>A. L. Parker<br>643-1211 | M-0, F-0, T-0<br>Pure Food Manufacturer - Storage Only | 1980<br>M6<br>52 | No Building<br>2.52<br>0 |
| 11 Sunnyhurst Avenue<br>J. S. Rentals<br>John Szewczuk<br>643-2985 | M-1, F-2, T-3<br>Rental Service of General Equipment | 1979<br>M6<br>67 | 139.35<br>0.84<br>4 |
| 14 Sunnyhurst Avenue<br>Hamilton Steeplejacks Ltd.<br>Perry Hamilton<br>643-3344 | M-4, F-1, T-5<br>Service & Parts for Overhead Cranes | 1961<br>ER2<br>66 | 46.45<br>0.20<br>25 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 60 Sunnyhurst Avenue<br>Matterhorn Construction<br>J. Gallegher<br>643-3711 or 529-1123 | M-0, F-0, T-0<br>Storage Yard for Construction Equipment | 1972<br>M6<br>52 | No Building<br>0.76<br>0 |

# TOWN OF STONEY CREEK
# INDUSTRIAL INVENTORY

## SECTION VI


LAKE
ONTARIO
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North Service Road
South Service Road
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City Of Hamilton
Gray Road
Green Road
Millen Avenue
DeWitt Road
Fruitland Road
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
TH & B
Ridge Road
Powerline Road
Green Mountain Road E.
Mud Street
Highland Road
Highway Nº 20
Highway Nº 53
Not To Scale
Town Of Grimsby
South Townline Road
Township Of Glanbrook
Town of West Lincoln

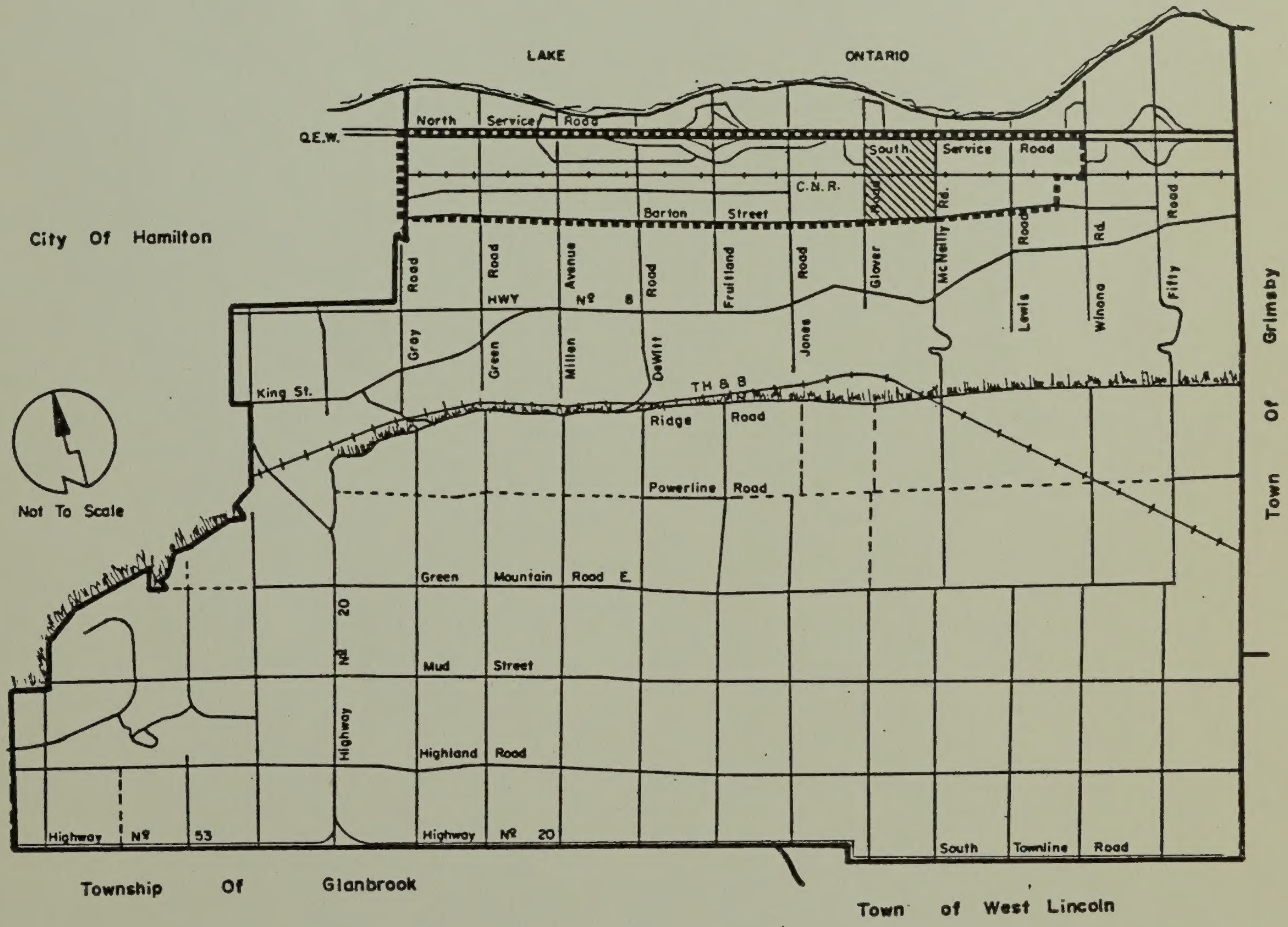
┅┅┅ Industrial Corridor

▨ Section VI (Area South Of Q.E.W., West Of Glover Road
North Of Barton Street, East Of Jones Road.)

| •PROPERTY ADDRESS<br>•NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA (m²)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 837 Barton Street<br>Skids Trucking Ltd.<br>R. Marks<br>643-3045 | M-3, F-0, T-3<br>Garbage Pick Up | 1976<br>M1<br>51 | 30.00<br>0.46<br>7 |
| 425 Glover Road<br>Dofasco<br>H. Ireland<br>544-3761 | M-2, F-0, T-2<br>Storage for Spare Parts | 1979<br>M6<br>52 | 37.16<br>18.11<br>0 |
| 332 Jones Road<br>Solar Erectors Inc.<br>Mario Franciosa<br>560-1135 or 643-1829 | M-20, F-1, T-21<br>Construction - Installation of Concrete Hollow Core Floor and/or Roof Planks | 1974<br>M2<br>49 | 830.62<br>1.99<br>13 |
| 332 Jones Road<br>Trend Setter Sales<br>E. Boyd<br>643-4157 | M-1, F-4, T-5<br>Plastic Wares Distributor | 1981<br>M2<br>62 | 557.40<br>*<br>** |
| 350 Jones Road<br>Westpile Inc.<br>J. P. Lynch<br>643-1237 | M-5, F-2, T-7<br>Pile-driving | 1981<br>M6<br>49 | 464.50<br>0.73<br>18 |
| 350 Jones Road<br>Cordial Catering<br>R. P. Southwell<br>643-1251 | M-2, F-1, T-3<br>Catering Service for Banquets | 1982<br>M6<br>65 | 92.90<br>*<br>** |
| 350 Jones Road<br>Creative Leasing Inc.<br>B. B. Everest<br>643-3098 | M-2, F-1, T-3<br>Leasing of Appliances<br>Sale of Appliances | 1972<br>M6<br>67 | 139.35<br>*<br>** |
| 358 Jones Road<br>Standard Slag Cement Company<br>Paul Coulson<br>643-4101 | M-23, F-0, T-23<br>Manufacture of Slag Cement | 1978<br>M6<br>42 | 1649.90<br>2.62<br>9 |
| 400 Jones Road<br>Chipman Chemicals Ltd.<br>I. Warr<br>643-4123 | M-90, F-30, T-120<br>Agricultural Chemical Warehousing Manufacturer | 1973<br>M6<br>43 | 11148.00<br>8.07<br>15 |

# TOWN OF STONEY CREEK INDUSTRIAL INVENTORY

## SECTION VII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South Service Road
C.N.R.
Barton Street
City Of Hamilton
Gray Road
Green Road
Millen Avenue
DeWitt Road
Fruitland Road
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
TH & B
Ridge Road
Powerline Road
Green Mountain Road E.
Mud Street
Highland Road
Highway Nº 20
Highway Nº 53
Highway Nº 20
South Townline Road
Not To Scale
Town Of Grimsby
Township Of Glanbrook
Town of West Lincoln

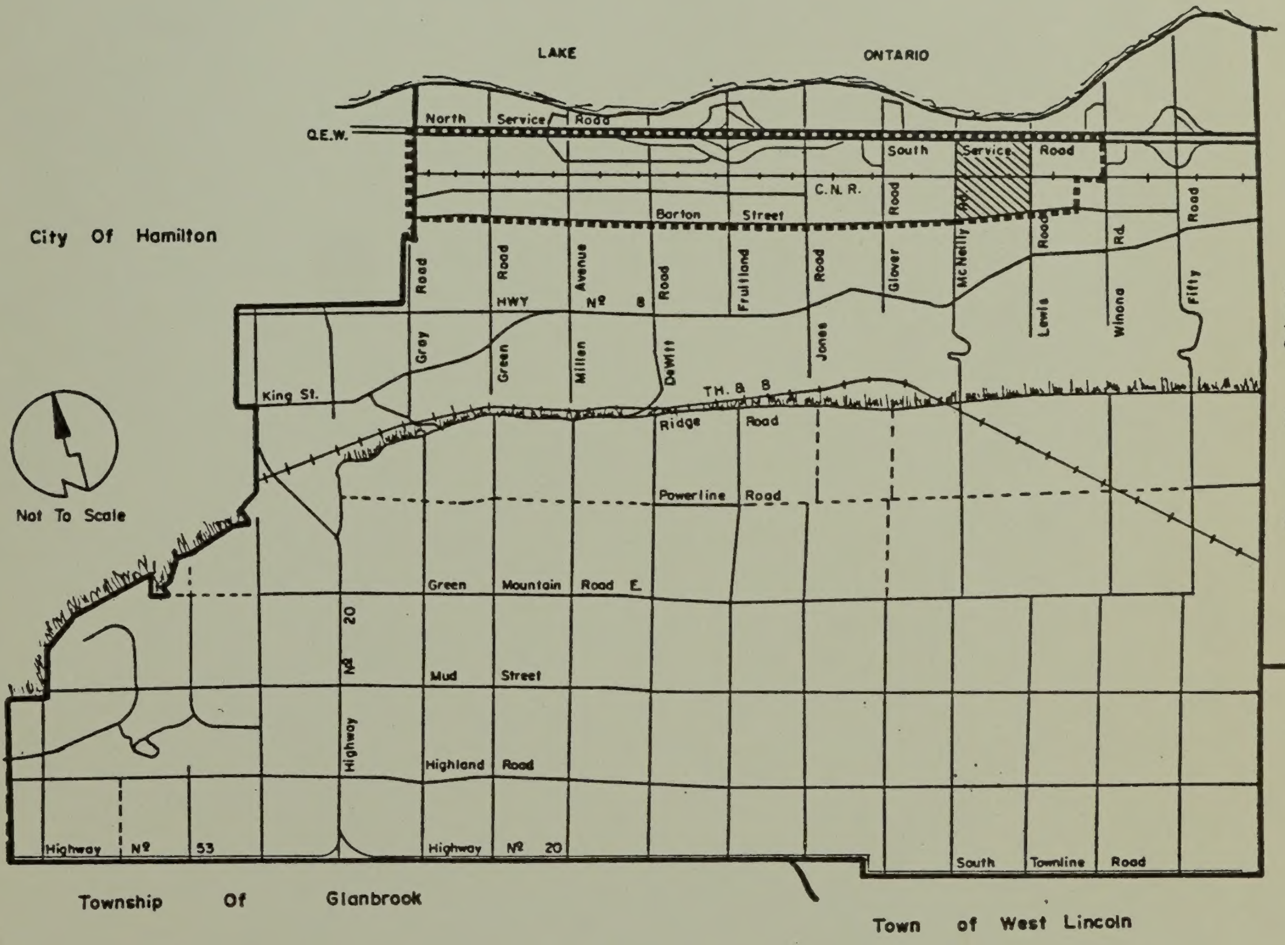
┅┅┅┅ Industrial Corridor

▨ Section VII (Area South Of Q.E.W., West Of McNeilly Road North Of Barton Street, East Of Glover Road.)

| **• PROPERTY ADDRESS**<br>**• NAME OF BUSINESS**<br>**CONTACT NAME AND PHONE NUMBER** | **• NO. OF EMPLOYEES MALE/FEMALE/TOTAL**<br>**• PRODUCT / SERVICE** | **• YEAR ESTABLISHED**<br>**• ZONING CATEGORY**<br>**• LAND USE CODE** | **• BUILDING AREA ($m^2$)**<br>**• PROPERTY AREA (ha)**<br>**• EMPLOYMENT DENSITY** |
|---|---|---|---|
| 420 Glover Road<br>Industrial Tooling & Machining<br>George Yanakovic<br>643-2937 | M-5, F-1, T-6<br>Tool & Die, Custom Machining, Production Machining | 1976<br>M6<br>43 | 418.05<br>2.43<br>2 |

# TOWN OF STONEY CREEK INDUSTRIAL INVENTORY

## SECTION VIII



LAKE
ONTARIO
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North Service Road
South Service Road
C.N.R.
Barton Street
City Of Hamilton
Gray Road
Green Road
Millen Avenue
DeWitt Road
Fruitland Road
Jones Road
Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
T.H. 8
Ridge Road
Powerline Road
Not To Scale
Green Mountain Road E.
Mud Street
Highland Road
Highway Nº 20
Highway Nº 53
Highway Nº 20
South Townline Road
Town Of Grimsby
Township Of Glanbrook
Town of West Lincoln

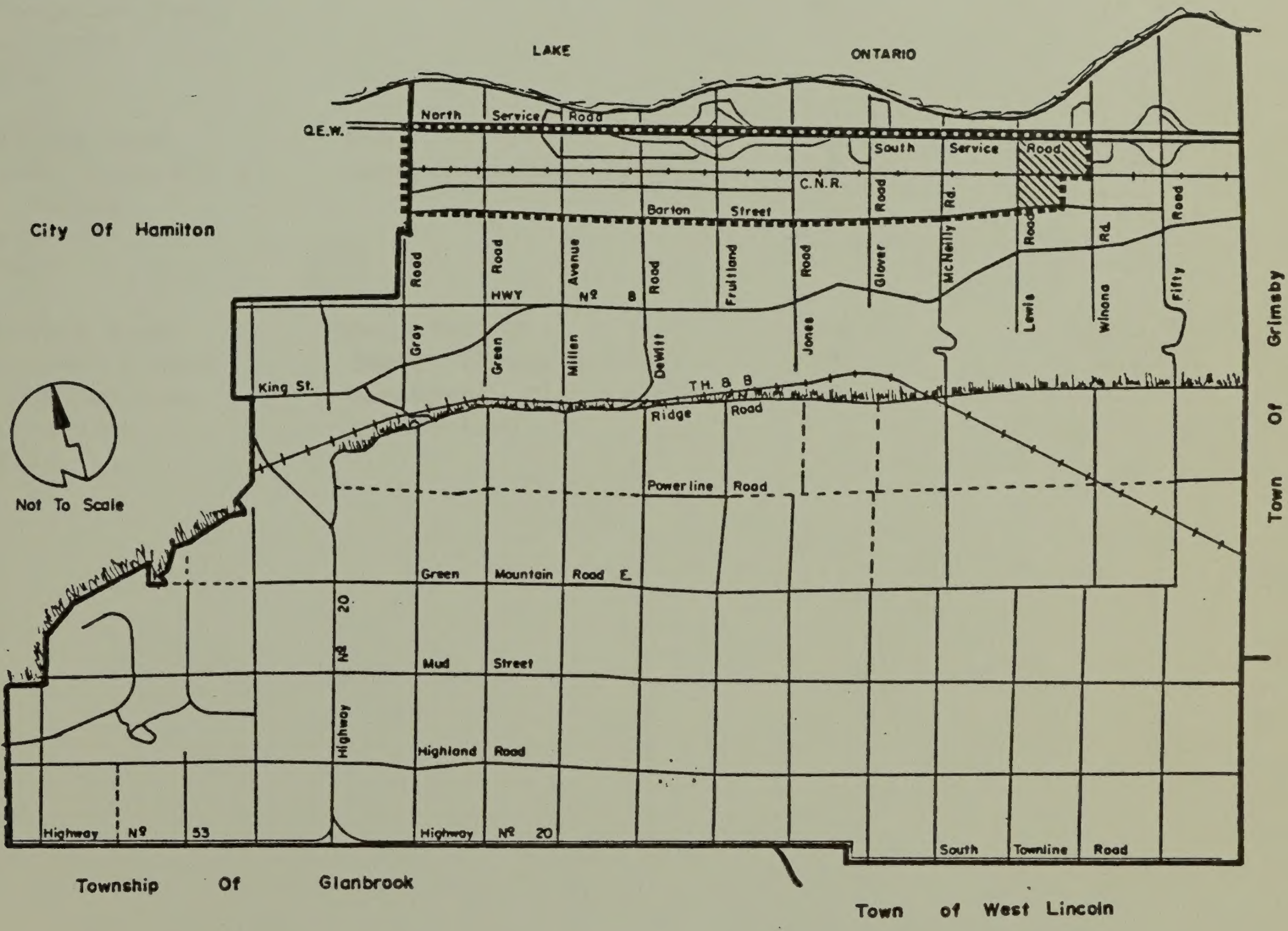
▪▪▪▪▪▪▪▪▪ Industrial Corridor

▨ Section VIII (Area South Of Q.E.W., West Of Lewis Road North Of Barton Street, East Of McNeilly Road)

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 1067 Barton Street<br>Hamilton Builders' Supply Limited<br>Peter Head<br>643-1271 | M-3, F-0, T-3<br>Builders' Supplies Other Than Lumber | 1973<br>M6<br>69 | 371.60<br>1.76<br>2 |
| 1095 Barton Street<br>Gene Yacura Woodworking<br>Gene Yacura<br>643-3201 | M-1, F-0, T-1<br>Woodworking | 1979<br>R<br>43 | 102.19<br>0.20<br>5 |

# TOWN OF STONEY CREEK
# INDUSTRIAL INVENTORY

## SECTION IX


LAKE
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Q.E.W.
South Service Road
C.N.R.
Barton Street
City Of Hamilton
Gray Road
Green Road
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Fruitland Road
Jones Road
Glover Road
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Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
TH. & B.
Ridge Road
Powerline Road
Green Mountain Road E.
Highway Nº 20
Mud Street
Highland Road
Highway Nº 53
Highway Nº 20
South Townline Road
Not To Scale
Town Of Grimsby
Township Of Glanbrook
Town of West Lincoln

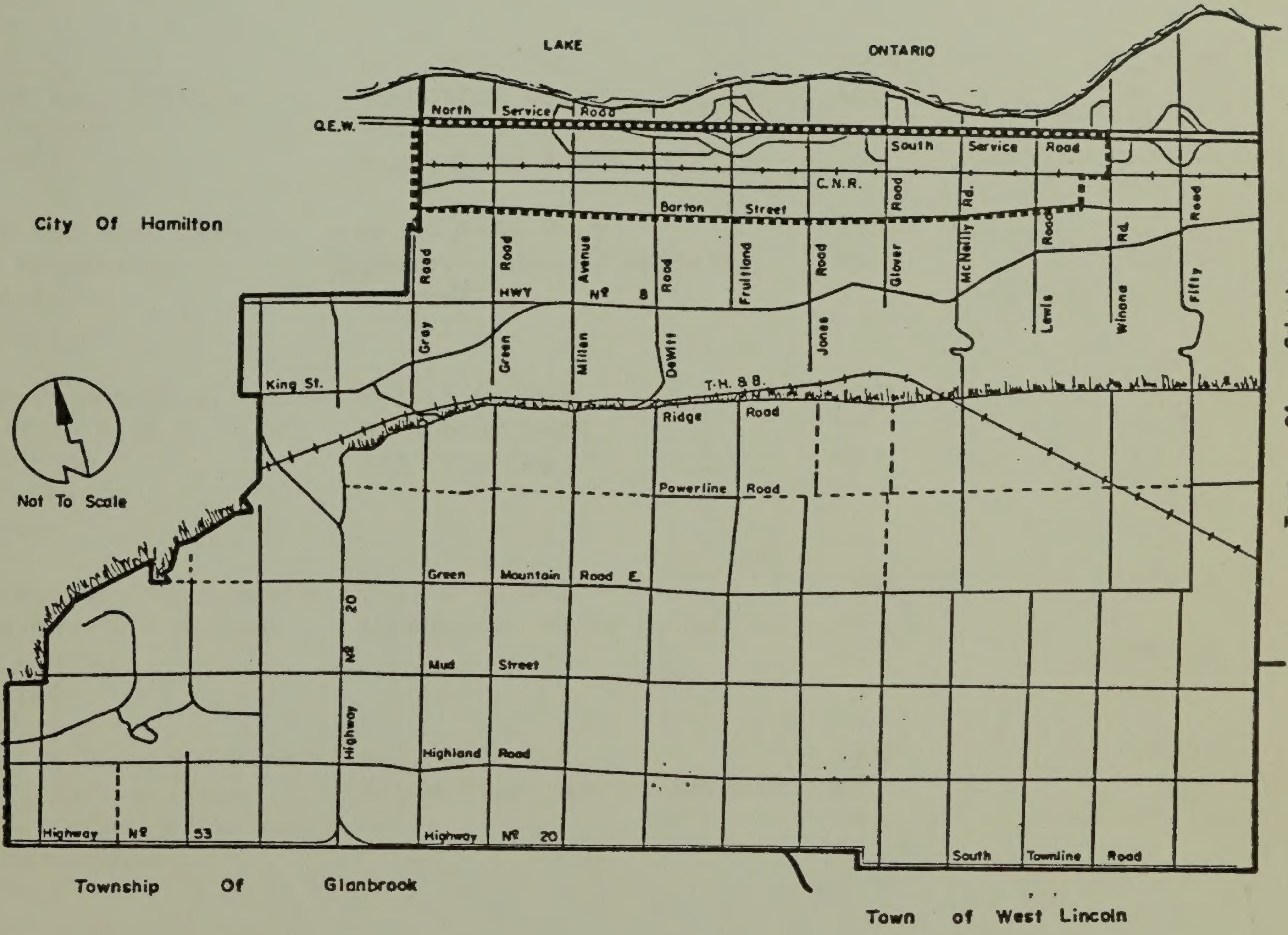
┅┅┅ Industrial Corridor

▨ Section IX (Area South Of Q.E.W., West Of Winona Road North Of Barton Street, East Of Lewis Road.)

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 410 Lewis Road<br>Skyway Steel Limited<br>Joseph Ragogna<br>643-2914 | M-3, F-1, T-4<br>Metal Fabricating | 1964<br>M6<br>43 | 278.70<br>1.29<br>3 |
| 1200 South Service Road<br>Ministry of Transportation & Communications District Garage<br>E. Gracey<br>643-1231 | M-105, F-0, T-105<br>Equipment Garage | 1949<br>M6<br>52 | 1579.30<br>15.42<br>7 |
| 1216 South Service Road<br>Fabris Industrial Manufacturing Ltd.<br>Mario Fabris<br>643-4111 | M-21, F-2, T-23<br>Custom Machine Shop | 1970<br>M6<br>43 | 1800.00<br>1.2<br>19 |
| 411 Winona Road<br>National Machining & Roll Forming<br>H. Ruzicka<br>643-3669 | M-4, F-0, T-4<br>General Machine Shop | 1975<br>M6<br>43 | 278.70<br>0.39<br>10 |
| 417 Winona Road<br>M. VanNoort & Sons Bulb Company Ltd.<br>Albert Koudys<br>643-2152 | M-1, F-0, T-1<br>Import Flower Bulbs, Warehouse, Distribution and Packing | 1964<br>C3<br>69 | 278.70<br>0.23<br>4 |

# TOWN OF STONEY CREEK
# INDUSTRIAL INVENTORY

## SECTION X


LAKE
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North Service Road
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C.N.R.
Barton Street
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Glover Road
McNeilly Rd.
Lewis Road
Winona Rd.
Fifty Road
HWY Nº 8
King St.
T.H. & B.
Ridge Road
Powerline Road
Green Mountain Road E.
Mud Street
Highland Road
Highway Nº 20
Highway Nº 53
Highway Nº 20
South Townline Road
Not To Scale
Town Of Grimsby
Township Of Glanbrook
Town of West Lincoln

·········· Industrial Corridor

Section X ( Industries Located Outside
Of The Industrial Corridor)

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 300 Barton Street<br>General Woodworking<br>J. Sustersic<br>664-6054 | M-4, F-1, T-5<br>Make Kitchen Cabinets | 1960<br>ER3<br>43 | 966.16<br>0.66<br>8 |
| 55 Durham Road<br>Cillis Printery<br>Gordon H. Cillis<br>662-7464 | M-1, F-1, T-2<br>Printing | 1956<br>ER2<br>47 | 104.50<br>0.08<br>25 |
| 294 Fifty Road<br>Pensteel Industries Ltd.<br>G. Wilson<br>643-1225 | M-10, F-0, T-10<br>Metal Manufacturing | 1957<br>RR<br>43 | 1114.80<br>0.79<br>13 |
| 299 Fifty Road<br>Winona Auto Service<br>Stan Cegnar<br>643-1441 | M-1, F-0, T-1<br>Auto Body Work Specializing in Fibreglass Parts | 1979<br>ACU<br>64 | 120.77<br>0.10<br>10 |
| 341 First Road West<br>Taro Aggregates<br>Al Isaac<br>561-0303 | M-12, F-4, T-16<br>Quarry (Stone), Asphalt & Landfill | 1930<br>M5<br>33 | 1114.80<br>146.90<br>0 |
| 50 Green Mountain Road W.<br>Al's Auto Body & Paint Shop<br>Mr. Pederson<br>561-4294 | M-3, F-0, T-3<br>Auto Body Work and Painting | 1981<br>M6<br>64 | 297.28<br>3.95<br>1 |
| 50 Green Mountain Road W.<br>Green Mountain Motors<br>Mr. Lightle<br>573-3153 | M-1, F-o, T-1<br>Automobile Motor Sales | 1981<br>M6<br>61 | 139.35<br>*<br>** |
| 50 Green Mountain Road W.<br>Toto's Auto Service and Performance Tuning<br>Mr. Bustomante<br>578-2024 | M-1, F-0, T-1<br>Automobile Garage, Repairs | 1979<br>M6<br>64 | 195.09<br>*<br>** |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 82 Highland Road East<br>Dorr Brothers Limited<br>Dennis or Ralph Dorr<br>692-4432 | M-28, F-3, T-31<br>Meat Packing Plant & Slaughterhouse | 1966<br>A<br>42 | 1672.20<br>0.81<br>38 |
| 432 Highland Road East<br>Highland Packers Ltd.<br>John DeJonge<br>662-8396 | M-24, F-10, T-34<br>Meat Packing & Slaughterhouse | 1961<br>A<br>42 | 1532.85<br>6.09<br>6 |
| 103 Highway No. 8<br>Ferrell Builders Supplies Ltd.<br>Mr. Ferrelli<br>662-8524 | M-12, F-2, T-14<br>Retailer of Building Materials | 1971<br>C3<br>62 | 520.24<br>0.40<br>35 |
| 439 Highway No. 8<br>Hayes-Dana Inc.<br>D. Egoroff<br>662-8321 | M-95, F-25, T-120<br>Remanufacture Automotive Parts, Starters, Alternators, Water Pumps, Clutches | 1965<br>C2<br>44 | 11426.70<br>6.07<br>20 |
| 501 Highway No. 8<br>Leaside Equipment Inc.<br>Lorne Paddock<br>662-7829 | M-20, F-6, T-26<br>Truck Leasing & Transport Trucking | 1964<br>ND<br>51 | 464.50<br>2.43<br>11 |
| 661 Highway No. 8<br>Saltfleet Wood Products<br>Ludwig or Erna Adam<br>643-2669 | M-2, F-1, T-3<br>Kitchen and Vanity Cabinet Making | 1961<br>C3<br>43 | 278.70<br>0.61<br>5 |
| 873 Highway No. 8<br>Saltfleet Machining Ltd.<br>L. W. Hamilton<br>643-2344 | M-3, F-0, T-3<br>Machine Work - Flame Hardening, Gear & Sprocket Cutting | 1960<br>RR<br>43 | 334.44<br>1.21<br>2 |
| 879 Highway No. 8<br>Shur-Hold Welding & Fabricating Ltd.<br>E. DiPaolo<br>643-1911 | M-2, F-0, T-2<br>Wrought Iron and Cast Iron Railing Fabricating | 1950<br>RR<br>43 | 278.70<br>0.28<br>7 |
| 944 Highway No. 8<br>E.D. Smith & Sons Ltd.<br>A.L. Parker<br>643-1211 | M-257, F-123, T-380[1]<br>Food Processing | 1882<br>M6<br>42 | 28704.06<br>24.59<br>16 |
| 1421 Highway No. 8<br>Rice & Sons Monuments<br>R. Rice<br>643-1027 | M-1, F-0, T-1<br>Monument Inscription, Erection and Designing | 1960<br>C3<br>43 | 92.90<br>0.57<br>2 |

[1] This figure does not include seasonal workers which may be as high as 230 more during peak season.

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha.)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| Highway No. 20<br>Parkdale Auto Parts<br>Jack Katz<br>692-4412 | M-8, F-0, T-8<br>Scrap Yard | 1963<br>A<br>52 | 696.75<br>3.95<br>2 |
| Highway No. 20<br>Mike's Auto Parts<br>Barry Humphrey<br>692-3412 | M-8, F-1, T-9<br>Automotive Dismantler<br>& Recycler | 1965<br>A<br>52 | 696.75<br>1.62<br>6 |
| Highway No. 20<br>K.B.T. Holdings Inc.<br>"Trojan"<br>Dave Ross<br>561-7701 | M-100, F-20, T-120<br>International Truck<br>Transportation | 1980<br>M6<br>51 | 1051.63<br>1.95<br>61 |
| Highway No. 20<br>Maple Leaf Industrial<br>Sales Ltd.<br>J. Hepburn<br>560-9700 | M-9, F-1, T-10<br>Ford Tractor and<br>Equipment Distributor | 1975<br>M6<br>66 | 232.25<br>3.40<br>3 |
| Highway No. 20<br>Taalman Engineering<br>Products Ltd.<br>Bill Jongerden<br>692-3402 | M-9, F-o, T-9<br>Welding and Fabricating | 1979<br>M6<br>43 | 20.44<br>2.34<br>4 |
| 5 Jones Street<br>Edward G. Robinson Ltd.<br>Edward G. Robinson<br>662-8752 | M-4, F-2, T-6<br>Oil Burner & Gas<br>Burner Sales & Service | 1950<br>RH<br>62 | 125.42<br>0.06<br>100 |
| 135 King Street East<br>Stoney Creek Dairies Ltd.<br>G. Dawson<br>662-4934 | M-60, F-20, T-80<br>Produce and Sell Dairy<br>Products | 1931<br>C3<br>42 | 6874.60<br>1.16<br>69 |
| 73 King Street West<br>Frank Taggart & Sons Inc.<br>James Taggart<br>662-8823 | M-4, F-0, T-4<br>Sheet Metal Contractors | 1947<br>C1<br>43 | 292.64<br>0.09<br>44 |
| 11 Mountain Avenue South<br>John Clough & Sons Ltd.<br>John Clough<br>662-8556 | M-5, F-2, T-7<br>Delivery of Oil Products,<br>Installation of Furnaces<br>and Air Conditioners | 1950<br>C2<br>62 | 139.35<br>0.08<br>88 |
| 735 Mud Street<br>Vinemount Auto Wreckers<br>Gino Valvasori<br>643-2222 or 643-2144 | M-5, F-0, T-5<br>Auto Wreckers & Body Shop | 1975<br>A<br>52 | 92.90<br>31.64<br>0 |

| • PROPERTY ADDRESS<br>• NAME OF BUSINESS<br>CONTACT NAME AND PHONE NUMBER | • NO. OF EMPLOYEES MALE/FEMALE/TOTAL<br>• PRODUCT / SERVICE | • YEAR ESTABLISHED<br>• ZONING CATEGORY<br>• LAND USE CODE | • BUILDING AREA ($m^2$)<br>• PROPERTY AREA (ha)<br>• EMPLOYMENT DENSITY |
|---|---|---|---|
| 72 Pinelands Avenue<br>Universal Welding<br>Mr. Weatherill<br>561-8276 | M-1, F-0, T-1<br>Repair Welding | 1956<br>ER5<br>64 | 69.68<br>0.12<br>8 |
| 928 Queenston Road<br>Brabant Newpapers Ltd.<br>Roger G. Brabant<br>664-4455 | M-20, F-44, T-64<br>Printing & Publishing of Newspapers, Advertisements & Flyers | 1956<br>M1<br>47 | 1858.00<br>0.51<br>125 |
| 395 Second Road East<br>Delmar Contracting Ltd.<br>Bill Robinson<br>664-2414 | M-2, F-0, T-2<br>Storage Yard | 1966<br>A<br>52 | 55.74<br>4.10<br>0 |
| 611 Tapletown Road<br>Davey Lumber and Building Supply<br>Hans Wissel<br>662-6359 | M-15, F-2, T-17<br>Specialize in Rough Lumber | 1954<br>A<br>62 | 1635.04<br>2.45<br>7 |
| 451 Tenth Road East<br>Armbro Materials & Construction Ltd.<br>Bryan Burkhart<br>451-0690 | M-2, F-0, T-2<br>Limestone Quarry | 1929<br>M5<br>33 | 23.23<br>20.23<br>0 |
| 394 Winona Road<br>Winona Equipment Sales & Service Ltd.<br>V. L. Mazza<br>643-3212 | M-1, F-0, T-1<br>Sales & Service of new and used equipment | 1961<br>RR<br>66 | 464.50<br>0.16<br>6 |

# ANALYSIS
# OF
# FINDINGS

# ANALYSIS OF FINDINGS

## EXISTING INDUSTRIAL USES

Existing Industrial Uses refers to properties on which the principal use is for industry. All manufacturing, resource extraction, storage, warehousing,offices and related industrial uses were defined as existing industries.

Some 340 properties in the Town have an existing industrial land use. These properties total 269 hectares (665 acres) within the Town's Industrial Corridor and 271 hectares (670 acres) outside the Industrial Corridor. Industries outside the Industrial Corridor are dispersed throughout the Town along major roads. The property area of the industries outside the Industrial Corridor consists mainly of resource extractive operations and non-conforming uses.

There are 387 industries within the Town. Of these industries, 354 companies (91%) are within the Town's Industrial Corridor and 33 companies (9%) are outside the Industrial Corridor. Within the Industrial Corridor there are 15 Industrial Malls comprising a total area of approximately 19 hectares (47 acres).

Existing industries within the Town comprise a total floor area of approximately 521,102 square metres (5,609,279 square feet). This figure is broken down with approximately 457,413 square metres (4,923,714 square feet) or 88% in the Town's Industrial Corridor and 63,689 square metres (685,565 square feet) or 12% in the area outside the Industrial Corridor.

The distribution of existing industrial floor area in the Town is shown in Table #1, "Industrial Floor Area". The majority of the industrial floor area is located in Sections I,II and III of the Industrial Corridor, i.e., the area of the Industrial Corridor extending from the Town's limits with the City of Hamilton to DeWitt Road. Seventy-three per cent of the total industrial floor area within the Town is concentrated in these three industrial sections.

The distribution of existing industrial uses within the Town by type of industrial activity is shown also in Table I and illustrated in Figure I, "Total Floor Space of Existing Industries". Table I and Figure I indicate that approximately 64% of the Town's total existing floor area is comprised of manufacturing industries, including raw materials and goods processing activities and product assembly operations. Sales and Services industries, including business plants and equipment sales and servicing, rental services and retail wholesaling

## TABLE NO. 1

# INDUSTRIAL FLOOR AREA

(Square Metres)

| LAND* USE | SECTION I | SECTION II | SECTION III | SECTION IV | SECTION V | SECTION VI | SECTION VII | SECTION VIII | SECTION IX | SECTION X | TOTAL | % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 33 | - | - | - | - | - | - | - | - | - | 1,138 | 1,138 | - |
| 42 | 123 | 4,727 | - | - | 1,115 | 1,650 | - | - | - | 38,784 | 46,399 | 9% |
| 43 | 47,445 | 35,745 | 81,396 | 14,175 | 15,217 | 11,148 | 418 | 102 | 2,358 | 3,379 | 211,383 | 41% |
| 44 | 3,047 | 38,849 | 7,711 | - | - | - | - | - | - | 11,427 | 61,034 | 12% |
| 46 | - | 2,555 | - | - | - | - | - | - | - | - | 2,555 | 1% |
| 47 | 1,447 | 557 | 279 | - | - | - | - | - | - | 1,963 | 4,246 | 1% |
| 49 | 2,519 | 1,394 | 305 | 311 | 269 | 1,296 | - | - | - | - | 6,094 | 1% |
| 51 | 2,523 | 195 | 139 | 1,115 | 465 | 30 | - | - | - | 1,517 | 5,984 | 1% |
| 52 | - | - | - | - | 3,670 | 37 | - | - | 1,579 | 1,543 | 6,829 | 1% |
| 53 | 1,842 | 17,726 | 32,808 | 137 | 418 | - | - | - | - |  | 52,931 | 10% |
| 61 | 3,557 | 2,137 | - | 12,542 | - | - | - | - | - | 139 | 18,375 | 4% |
| 62 | 2,699 | 5,035 | 581 | - | - | 557 | - | - | - | 2,419 | 11,291 | 2% |
| 63 | 557 | - | - | - | - | - | - | - | - | - | 557 | - |
| 64 | 8,716 | 4,721 | 6,750 | 411 | - | - | - | - | - | 683 | 21,281 | 4 |
| 65 | 111 | - | - | - | - | 93 | - | - | - | - | 204 | - |
| 66 | 27,668 | 4,853 | 9,328 | 1,144 | 46 | - | - | - | - | 697 | 43,736 | 8% |
| 67 | 3,159 | - | 294 | 70 | 139 | 139 | - | - | - | - | 3,801 | 1% |
| 69 | 1,278 | 1,688 | 6,169 | 3,344 | 279 | - | - | 372 | 279 | - | 13,409 | 3% |
| 71 | 1,084 | 929 | 399 | 186 | - | - | - | - | - | - | 2,598 | 1% |
| 72 | - | 37 | - | - | - | - | - | - | - | - | 37 | - |
| 73 | 1,278 | 93 | 418 | 204 | - | - | - | - | - | - | 1,993 | - |
| 74 | - | 223 | 911 | - | - | - | - | - | - | - | 1,134 | - |
| 76 | 1,301 | - | - | - | - | - | - | - | - | - | 1,301 | - |
| 78 | 265 | - | - | - | - | - | - | - | - | - | 265 | - |
| 81 | - | 2,323 | - | - | - | - | - | - | - | - | 2,323 | - |
| 94 | 204 | - | - | - | - | - | - | - | - | - | 204 | - |

TOTALS

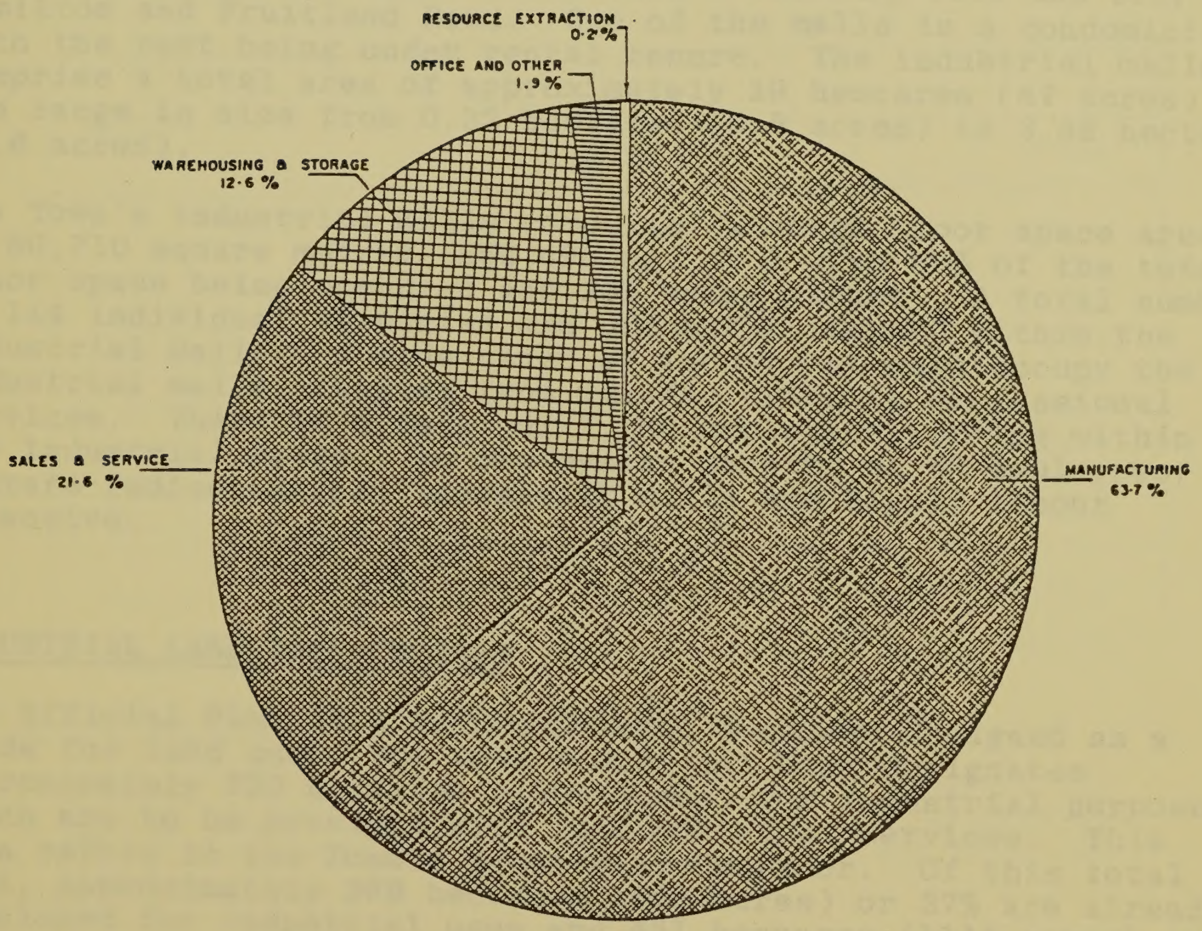
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SQ. METRES | 110,823 | 123,787 | 147,488 | 33,639 | 21,618 | 14,950 | 418 | 474 | 4,216 | 63,689 | 521,102 | 100% |
| % | 21% | 24% | 28% | 7% | 4% | 3% | - | - | 1% | 12% |  | 100% |

*Refer to the Land Use Activity Code - See Appendix B

Source: Town's 1982 Industrial Questionnaire
and Town's Building Department records

FIGURE 1

## TOTAL FLOOR SPACE OF EXISTING INDUSTRIES *



*Refers to Building Area % of all existing industries in the Town of Stoney Creek

Source: 1982 Town's Industrial Questionnaire

comprise 22%, warehousing and storage comprise 12%, and offices and other industrial related uses comprise 2% of the total industrial floor area within the Town.

## INDUSTRIAL MALLS

For the purpose of this Inventory, Industrial Mall refers to a single or group of industrial buildings, located on one property, containing five or more industrial units under one ownership or on a condominium basis.

There are 15 industrial malls in the Town located in the Industrial Corridor between the Town's boundary with the City of Hamilton and Fruitland Road. One of the malls is a condominium with the rest being under rental tenure. The industrial malls comprise a total area of approximately 19 hectares (47 acres) and range in size from 0.32 hectares (0.8 acres) to 3.48 hectares (8.6 acres).

The Town's industrial malls comprise a total floor space area of 60,710 square metres (653,498 sq. ft.) with 80% of the total floor space being occupied and 20% being vacant. A total number of 144 individual companies are presently located within the Industrial Malls. A wide range of industrial uses occupy the industrial malls, ranging from manufacturing to professional services. There is a total of 1,186 employees working within the industrial malls. An employment density of 62 employees/hectare indicates that industrial malls are highly labour intensive.

## INDUSTRIAL LAND USE CONTROLS

The Official Plan is a Municipal legal document designed as a guide for land use. The Town's Official Plan designates approximately 720 hectares (1800 acres) for industrial purposes which are to be provided with full municipal services. This area refers to the Town's Industrial Corridor. Of this total area, approximately 269 hectares (665 acres) or 37% are already developed for industrial uses and 451 hectares (1115 acres) or 63% remain vacant or are occupied by non-industrial uses. The Town's Official Plan also designates approximately 31 hectares (77 acres) outside the Industrial Corridor for Rural Industrial purposes. A food processing dry industry as well as business equipment and truck terminal operations already exist in this area.

The most detailed document for the control of land use in the Municipality is the Zoning By-law. There is a total of approximately 658 hectares (1626 acres) of land zoned for industrial purposes in the Town of Stoney Creek.

Of the total area zoned for industrial purposes within the Town, approximately 454 hectares (1122 acres) are within the Industrial Corridor and 204 hectares (504 acres) are outside the Industrial Corridor. This figure of zoned industrial land outside the Industrial Corridor includes 167 hectares (413 acres) of quarry operations which are zoned for extractive industrial uses.

Of the total area zoned for industrial purposes within the Industrial Corridor, 263 hectares (650 acres) are developed for industrial uses. The remaining 191 hectares (472 acres) consists of vacant lands and lands where non-industrial uses have been identified. The approximate distribution of vacant and zoned lands within the Industrial Corridor is as follows:

VACANT AND ZONED LANDS - INDUSTRIAL CORRIDOR

| SECTION | AREA | |
|---|---|---|
| | HECTARES | ACRES |
| I | 5.5 | 13.5 |
| II | 1.0 | 2.5 |
| III | 2.6 | 6.5 |
| IV | 23.7 | 58.5 |
| V | 13.6 | 33.5 |
| Vl | 22.0 | 54.5 |
| VII | 9.7 | 24.0 |
| VIII | 1.8 | 4.5 |
| lX | 11.1 | 27.5 |
| TOTAL | 91.0 | 225.0 |

## GENERALIZED LAND USE IN THE INDUSTRIAL CORRIDOR

To indicate the existing land use pattern in each of the Sections in the Industrial Corridor, generalized land use categories were established. These Generalized Land Use categories include:

| | |
|---|---|
| . Industrial Use: | all of the uses that operate an industrial activity on the property. All of the industrial properties identified in the Industrial Inventory are included in this land use category. |
| . Non-Industrial Use: | such uses as residential, commercial, and institutional, where these uses comprise the predominant use of the entire property. |
| . Transportation: | all road allowances, and railway rights of way. |

| | |
|---|---|
| . Vacant Land: | properties where the predominant use of the land is vacant, as well as all agricultural uses, whether active or abandoned. Vacant land does not include undeveloped portions of existing industrial properties. |

The number of hectares of the various land use categories by Industrial Section are shown on Table #2 and illustrated on Figure #2. The following is the generalized land use for the entire Industrial Corridor:

GENERALIZED LAND USE - INDUSTRIAL CORRIDOR

| Land Use | Hectares | Percentage |
|---|---|---|
| Industrial Uses | 269 (665)* | 37 % |
| Non-Industrial Uses | 57 (141)* | 8 % |
| Transportation | 86 (213)* | 12 % |
| Vacant Land | 305 (754)* | 43 % |
| Total | 717 (1773)* | 100 % |

( )* refers to the equivalent in acres.

Since the undeveloped portions of existing industrial properties are included in the industrial land use category, these additional lands may be used for further industrial uses without changing the property area of the land use category. To illustrate, in "Section II" where there is only 1% vacant land, additional industrial development may occur on undeveloped portions of existing industrial land such as the Inglis property on Millen Avenue and South Service Road.

Industrial Sections I through III contain the largest area of industrial development within the Industrial Corridor. The majority of vacant land is found in Industrial Sections IV through IX, with 40% or more of each of these Sections consisting of vacant land. The Industrial Sections containing residential enclaves such as Sections I, III, V, and IX have a large proportion of non-industrial uses. Furthermore, all of the Industrial Sections contain some non-industrial uses, other than residential enclaves. These uses consist of commercial and institutional uses which, in some cases, support the industrial uses. The area dedicated to transportation, east of DeWitt Road, may increase as the area further develops and roads are constructed.

TABLE NO. 2

## GENERALIZED LAND USE IN THE INDUSTRIAL CORRIDOR* - 1982

| INDUSTRIAL SECTION | INDUSTRIAL USES | | NON-INDUSTRIAL USES | | TRANSPORTATION | | VACANT LANDS ** | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|
| | HECTARES | % | HECTARES | % | HECTARES | % | HECTARES | % | HECTARES | % |
| I | 48 | 61 | 9 | 11 | 15 | 19 | 7 | 9 | 79 | 100 |
| II | 63 | 75 | 6 | 7 | 15 | 17 | 1 | 1 | 85 | 100 |
| III | 55 | 60 | 14 | 15 | 12 | 13 | 10 | 12 | 91 | 100 |
| IV | 22 | 30 | 3 | 4 | 11 | 15 | 36 | 51 | 72 | 100 |
| V | 26 | 31 | 14 | 17 | 11 | 12 | 34 | 40 | 85 | 100 |
| VI | 32 | 38 | 3 | 3 | 7 | 8 | 44 | 51 | 86 | 100 |
| VII | 2 | 3 | 1 | 1 | 5 | 6 | 73 | 90 | 81 | 100 |
| VIII | 2 | 2 | 2 | 2 | 4 | 6 | 68 | 90 | 76 | 100 |
| IX | 19 | 30 | 5 | 7 | 6 | 10 | 32 | 53 | 62 | 100 |
| TOTAL | 269 | 37 | 57 | 8 | 86 | 12 | 305 | 43 | 717 | 100 |

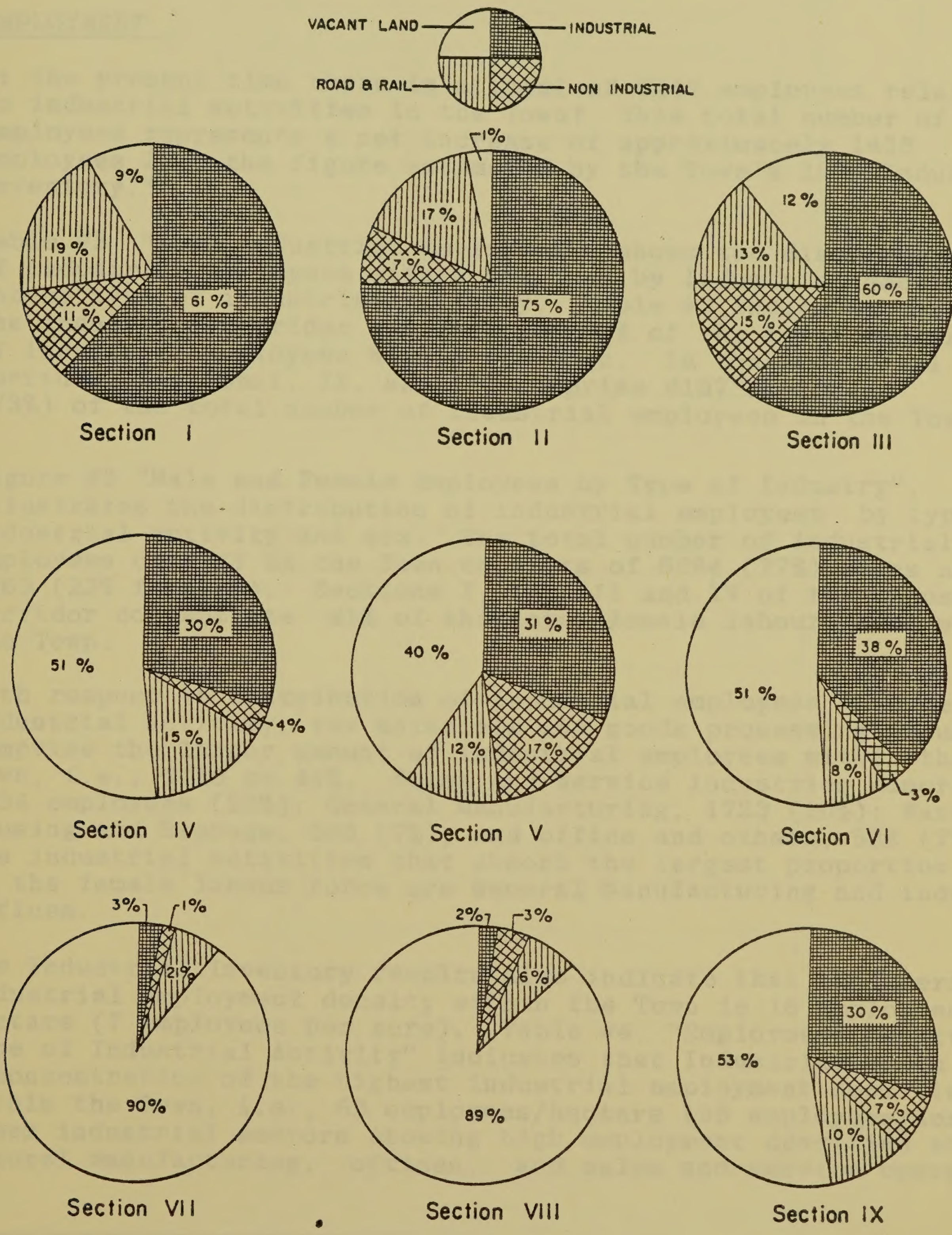
*Area Calculations Correspond to Approximate Property Areas.

**Vacant Lands Does Not Include Undeveloped Portions of Existing Industrial Property

Source: Town's Planning Department Records

FIGURE 2

INDUSTRIAL CORRIDOR–GENERALIZED LAND USE 1982



Source: Town's Planning Department Records

Overall, the development of the Industrial Corridor shows an eastward progression. In view of Figure 2, Industrial "Section II" bounded by Green Road and Millen Avenue, is the only Section that has nearly reached full development capacity. In the future the generalized land use of each Section in the Industrial Corridor may be typified by the land use pattern of "Section II".

## EMPLOYMENT

At the present time there is a total of 8447 employees related to industrial activities in the Town* This total number of employees represents a net increase of approximately 1455 employees from the figure estimated by the Town's 1979 Industrial Inventory.**

Table #3 "1982 Industrial Employees", shows the distribution of industrial employees within the Town by Industrial Sections and by type of industrial activity. Table #3 indicates that the Industrial Corridor concentrates 88% of the total number of industrial employees within the Town. In the Industrial Corridor, Sections I, II, and III comprise 6157 employees (73%) of the total number of industrial employees in the Town.

Figure #3 "Male and Female Employees by Type of Industry", illustrates the distribution of industrial employees by type of industrial activity and sex. The total number of industrial employees of 8447 in the Town consists of 6384 (77%) males and 2063 (23% females). Sections I, II, III and IV of the Industrial Corridor concentrate 81% of the total female labour force within the Town.

With respect to distribution of industrial employees by type of industrial activity, raw materials and goods processing industries comprise the larger amount of industrial employees within the Town, i.e., 3715 or 44%. Sales and service industries comprise 1834 employees (22%); General Manufacturing, 1723 (20%); Warehousing and Storage, 593 (7%); and office and others, 582 (7%). The industrial activities that absorb the largest proportion of the female labour force are general manufacturing and industrial offices.

The Industrial Inventory results also indicate that the average industrial employment density within the Town is 16 employees/hectare (7 employees per acre). Table #4, "Employment Density by Type of Industrial Activity" indicates that Industrial Malls have a concentration of the highest industrial employment densities within the Town, i.e., 62 employees/hectare (25 employees/acre). Other industrial sectors showing high employment densities are general manufacturing, offices, and sales and service operations.

---

* Number of employees indicates annual average figures where the labour force fluctuates and does not indicate part time or seasonal workers.

** This estimated net employment increase in three years represents an annual average employment rate of 5.7%. However, the 1979 employment figure may be underestimated in the 1979 Industrial Inventory.

## TABLE NO. 3

# 1982 INDUSTRIAL EMPLOYEES

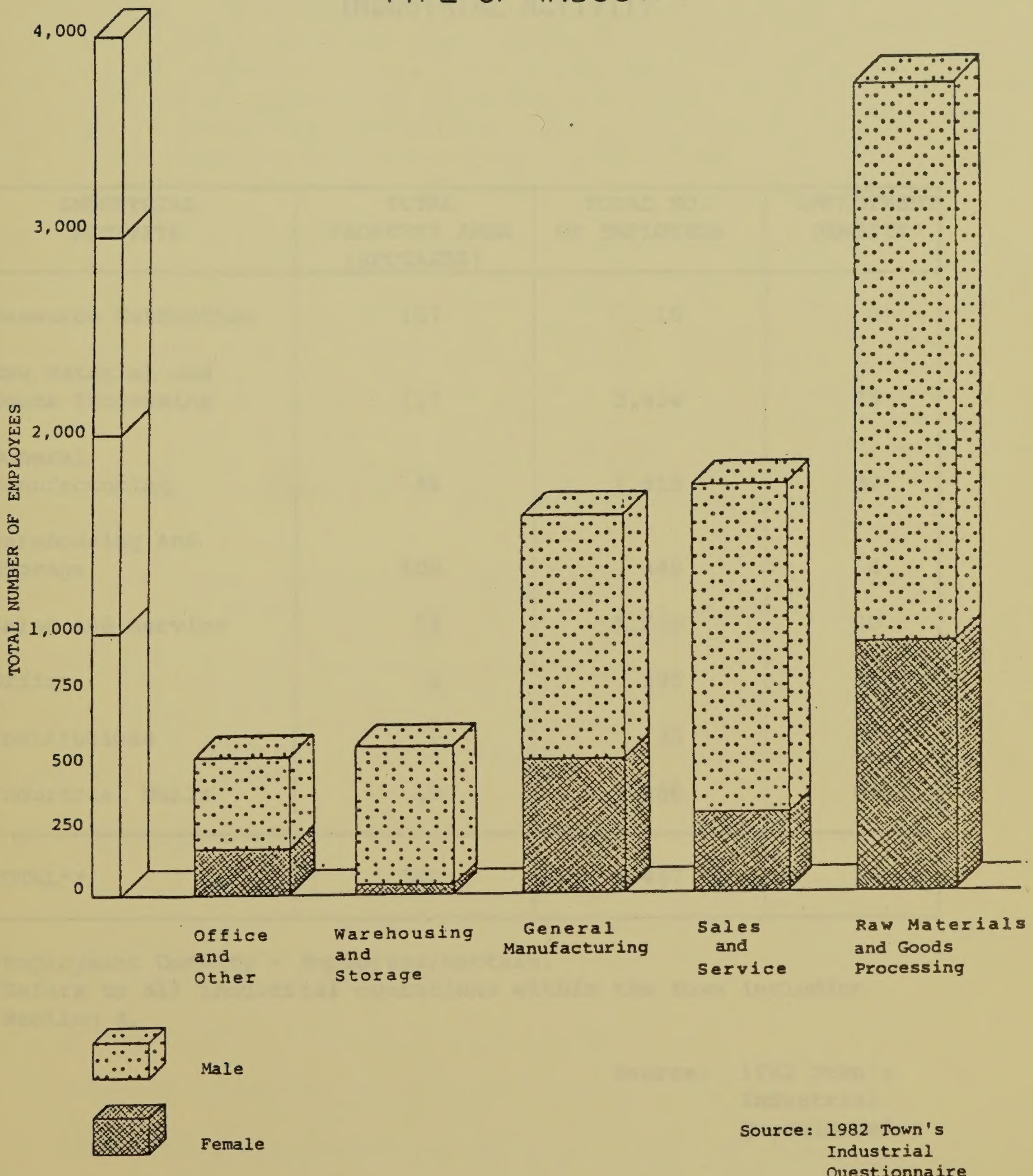
| LAND* USE CODE | SECTION I | | | SECTION II | | | SECTION III | | | SECTION IV | | | SECTION V | | | SECTION VI | | | SECTION VII | | | SECTION VIII | | | SECTION IX | | | SECTION X | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | M | F | T | M | F | T | M | F | T | M | F | T | M | F | T | M | F | T | M | F | T | M | F | T | M | F | T | M | F | T | M | F | T |
| 33 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 14 | 4 | 18 | 14 | 4 | 18 |
| 42 | 3 | 1 | 4 | 29 | 3 | 32 | - | - | - | - | - | - | 11 | 1 | 12 | 23 | 0 | 23 | - | - | - | - | - | - | - | - | - | 369 | 156 | 525 | 435 | 161 | 596 |
| 43 | 645 | 83 | 728 | 334 | 88 | 422 | 961 | 248 | 1209 | 117 | 219 | 336 | 142 | 69 | 211 | 90 | 30 | 120 | 5 | 1 | 6 | 1 | 0 | 1 | 28 | 3 | 31 | 35 | 2 | 37 | 2358 | 743 | 3101 |
| 44 | 63 | 46 | 109 | 677 | 279 | 956 | 72 | 43 | 115 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 95 | 25 | 120 | 907 | 393 | 1300 |
| 46 | - | - | - | 16 | 13 | 29 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 16 | 13 | 29 |
| 47 | 29 | 30 | 59 | 7 | 1 | 8 | 3 | 4 | 7 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 21 | 45 | 66 | 60 | 80 | 140 |
| 49 | 94 | 10 | 104 | 35 | 6 | 41 | 4 | 1 | 5 | 23 | 2 | 25 | 49 | 2 | 51 | 25 | 3 | 28 | - | - | - | - | - | - | - | - | - | - | - | - | 230 | 24 | 254 |
| 51 | 109 | 13 | 122 | 9 | 1 | 10 | 3 | 0 | 3 | 37 | 6 | 43 | 15 | 2 | 17 | 3 | 0 | 3 | - | - | - | - | - | - | - | - | - | 120 | 26 | 146 | 296 | 48 | 344 |
| 52 | - | - | - | - | - | - | - | - | - | - | - | - | 56 | 3 | 59 | 2 | 0 | 2 | - | - | - | - | - | - | 105 | 0 | 105 | 23 | 1 | 24 | 186 | 4 | 190 |
| 53 | 14 | 4 | 18 | 12 | 1 | 13 | 16 | 4 | 20 | 4 | 1 | 5 | 2 | 1 | 3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 48 | 11 | 59 |
| 61 | 44 | 7 | 51 | 11 | 2 | 13 | - | - | - | 46 | 19 | 65 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 | 0 | 1 | 102 | 28 | 130 |
| 62 | 7 | 26 | 33 | 34 | 23 | 57 | 2 | 0 | 2 | - | - | - | - | - | - | 1 | 4 | 5 | - | - | - | - | - | - | - | - | - | 36 | 8 | 44 | 80 | 61 | 141 |
| 63 | 14 | 11 | 25 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 14 | 11 | 25 |
| 64 | 91 | 56 | 147 | 81 | 13 | 94 | 85 | 5 | 90 | 5 | 1 | 6 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 6 | 0 | 6 | 268 | 75 | 343 |
| 65 | 1 | 12 | 13 | - | - | - | - | - | - | - | - | - | - | - | - | 2 | 1 | 3 | - | - | - | - | - | - | - | - | - | - | - | - | 3 | 13 | 16 |
| 66 | 374 | 52 | 426 | 376 | 21 | 397 | 188 | 23 | 211 | 27 | 3 | 30 | 4 | 1 | 5 | - | - | - | - | - | - | - | - | - | - | - | - | 10 | 1 | 11 | 979 | 101 | 1080 |
| 67 | 27 | 49 | 76 | - | - | - | 13 | 3 | 16 | 1 | 0 | 1 | 1 | 2 | 3 | 2 | 1 | 3 | - | - | - | - | - | - | - | - | - | - | - | - | 44 | 55 | 99 |
| 69 | 25 | 13 | 38 | 14 | 3 | 17 | 34 | 6 | 40 | 35 | 25 | 60 | 3 | 0 | 3 | - | - | - | - | - | - | 3 | 0 | 3 | 1 | 0 | 1 | - | - | - | 115 | 47 | 162 |
| 71 | 11 | 21 | 32 | 1 | 0 | 1 | 8 | 4 | 12 | 20 | 1 | 21 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 40 | 26 | 66 |
| 72 | - | - | - | 2 | 1 | 3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2 | 1 | 3 |
| 73 | 44 | 15 | 59 | 6 | 0 | 6 | 13 | 6 | 19 | 1 | 1 | 2 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 64 | 22 | 86 |
| 74 | - | - | - | 7 | 1 | 8 | 27 | 8 | 35 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 34 | 9 | 43 |
| 76 | 29 | 102 | 131 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 29 | 102 | 131 |
| 78 | 30 | 22 | 52 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 30 | 22 | 52 |
| 81 | - | - | - | 29 | 6 | 35 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 29 | 6 | 35 |
| 94 | 1 | 3 | 4 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 | 3 | 4 |
| TOTAL | 1655 | 576 | 2231 | 1680 | 462 | 2142 | 1429 | 355 | 1784 | 316 | 278 | 594 | 283 | 81 | 364 | 148 | 39 | 187 | 5 | 1 | 6 | 4 | 0 | 4 | 134 | 3 | 137 | 730 | 268 | 998 | 6384 | 2063 | 8447 |

* Refer to Land Use Activity Code - See Appendix B

Source: 1982 Town's Industrial Questionnaire

FIGURE NO. 3

MALE AND FEMALE EMPLOYEES BY TYPE OF INDUSTRY



Source: 1982 Town's Industrial Questionnaire

TABLE NO. 4

## EMPLOYMENT DENSITY BY TYPE OF INDUSTRIAL ACTIVITY

| INDUSTRIAL ACTIVITY | TOTAL PROPERTY AREA (HECTARES) | TOTAL NO. OF EMPLOYEES | EMPLOYMENT DENSITY* |
|---|---|---|---|
| Resource Extraction | 167 | 18 | 0 |
| Raw Material and Goods Processing | 137 | 3,454 | 25 |
| General Manufacturing | 48 | 1,515 | 32 |
| Warehousing and Storage | 108 | 446 | 4 |
| Sales and Service | 54 | 1,598 | 30 |
| Office | 6 | 195 | 33 |
| Institutions | 1 | 35 | 35 |
| Industrial Malls | 19 | 1,186 | 62 |
| TOTAL** | 540 | 8,447 | 16 |

*Employment Density - Employees/Hectare.
**Refers to all industrial operations within the Town including Section X.

Source: 1982 Town's Industrial Questionnaire

## INDUSTRIAL DEVELOPMENT TRENDS

There are 387 industries in the Town of Stoney Creek as of June, 1982. Of these existing industries, E.D. Smith and Sons Ltd. is the oldest industry, establishing in the Town in 1882. Figure 4, "Existing Industries - Year Established" indicates the year that the industries found in the Inventory were established in the Town. From Figure 4, 57% of the industries existing in the Town established between 1976 and 1982. This indicates that the majority of industries are new to the Town. Figure 4 also indicates the total number of industries existing each year since 1970 has been increasing. This fact may relate to the Town's high population figures for the period 1970 - 1981, which has had an average annual rate of increase of approximately 3.3%.

During the years 1977 to 1981, the construction of new buildings and additions, added a total of 122,958 square metres (1.3 million square feet) in floor space area. Table No. 5 indicates that an average of 12,915 square metres (129,000 square feet) in new buildings and 11,677 square metres (125,700 square feet) in additions were constructed per year for the five year period. The estimated cost of this construction during the five year period is $20 million, an average of $4 million per year. This estimated cost is only for construction of the building and does not include the additional expenditures for industrial equipment for the building.

Another important industrial development trend refers to the amount of land absorption per year. Land absorption is the area of land that is used for industrial purposes by virtue of the construction of new buildings and additions within a specific period of time. As indicated in Table No. 5, the total land absorption in the Town from 1977 to 1981 was 45 hectares (111 acres). This represents an average rate of growth in the Town of 9 hectares (22 acres) per year.

## MARKET CONSIDERATIONS:

The industrial questionnaire requested information with respect to the market area of the industries.* From this data, three categories were established to assist in the analysis of the data. The categories are as follows:

- greater than 50% local and regional,
- greater than 50% provincial and foreign,
- 50% local and regional/50% provincial and foreign.

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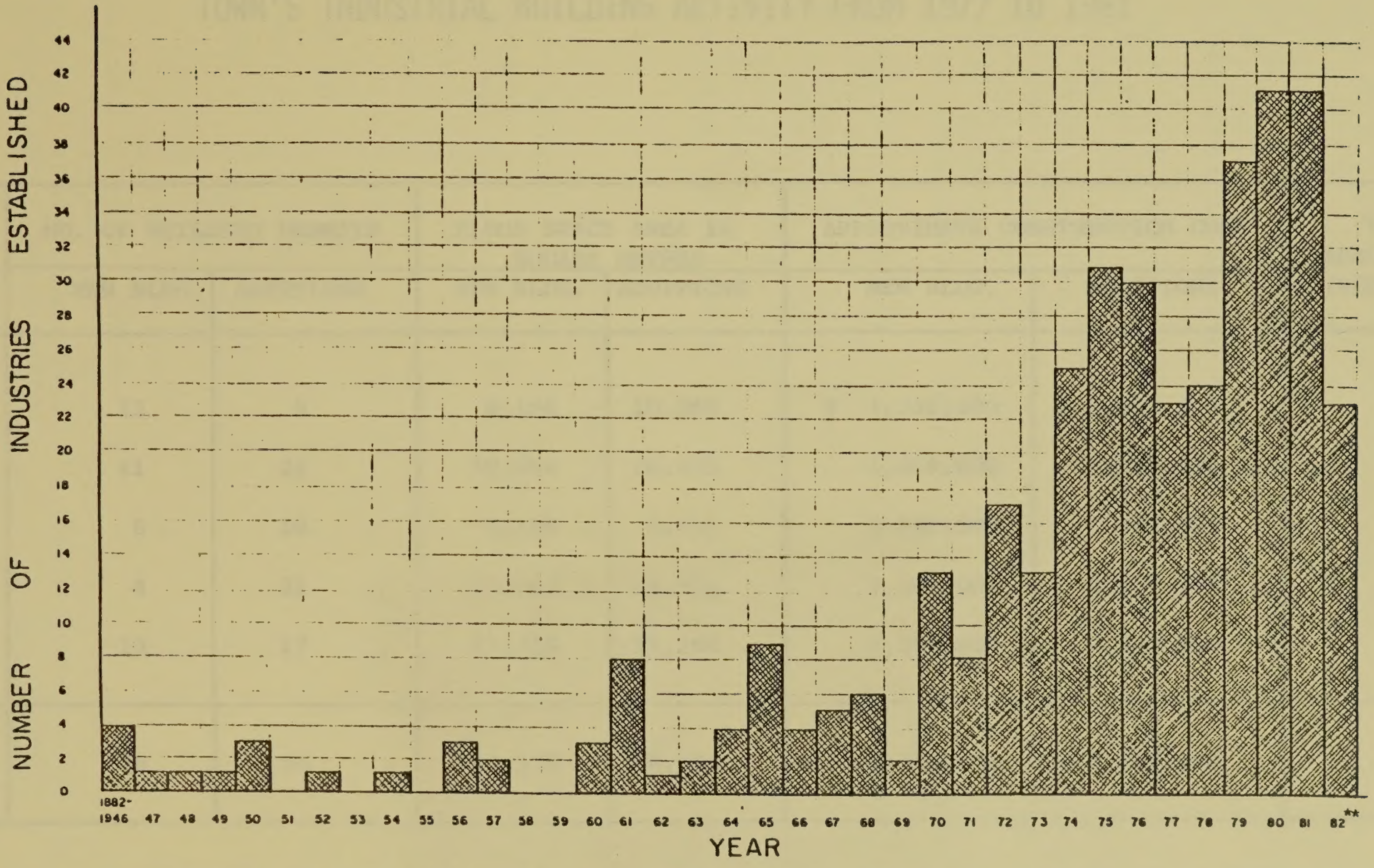
* See Appendix D, "Industrial Questionnaire", on Page 97.

FIGURE 4

## EXISTING INDUSTRIES — YEAR ESTABLISHED*



*Corresponds to the year established of existing industries in the Town of Stoney Creek.
**Number of industries established as of June, 1982.

Source: 1982 Town's Industrial Questionnaire

TABLE NO. 5

## TOWN'S INDUSTRIAL BUILDING ACTIVITY FROM 1977 TO 1981

| YEAR | NO. OF BUILDING PERMITS | | FLOOR SPACE AREA IN SQUARE METRES | | APPROXIMATE CONSTRUCTION COST | | LAND * ABSORPTION (HECTARES) |
|---|---|---|---|---|---|---|---|
| | NEW BLDG. | ADDITIONS | NEW BLDG. | ADDITIONS | NEW BLDG. | ADDITIONS | |
| 1977 | 12 | 9 | 8,156 | 10,065 | $ 1,336,000 | $ 1,009,900 | 7 |
| 1978 | 11 | 24 | 18,065 | 16,495 | 1,959,600 | 2,596,500 | 7 |
| 1979 | 6 | 18 | 9,105 | 5,901 | 1,142,500 | 987,700 | 3 |
| 1980 | 4 | 21 | 13,883 | 14,734 | 3,385,000 | 2,707,400 | 19 |
| 1981 | 13 | 17 | 15,366 | 11,188 | 2,389,800 | 2,545,668 | 9 |
| TOTAL | 46 | 89 | 64,575 | 58,383 | $ 10,212,900 | $ 9,847,168 | 45 |

*Refers to new area developed for industry and does not necessarily coincide to the total property area of the industry.

Source: Town's Building Department

Of the 387 industries identified in this Inventory 81% (313) responded to the marketing area question on the industrial questionnaire. The results of the questionnaire indicate that 210 (67%) of the industries have a marketing area that is greater than 50% local and regional. Besides, 84 (27%) of the industries indicated that their marketing area was greater than 50% provincial and foreign, with the remaining 18 (6%) having a marketing area of 50% local and region/50% provincial and foreign.

There was also a question on the industrial questionnaire regarding the future plans of the industrial owners or operators in Stoney Creek. Only 252 (65%) of the industries contacted responded to this question. Of this total of respondents, 64 indicated desire to maintain their operations as presently run. Thirty-one per cent of the industrial operations indicated that they had future plans for expansion and 5% indicated that they would cut back operations.

The industrial questionnaire did not cover the question of price of industrial land. The price of industrial land is an important factor when considering industrial development location. Consequently, Town Staff conducted a survey regarding the average price of industrial land within neighbouring municipalities in direct competition with Stoney Creek. The following table illustrates the results of this survey:

PRICE OF INDUSTRIAL LAND

| MUNICIPALITY | PRICE/ACRE | PRIVATELY OWNED | MUNICIPALLY OWNED |
|---|---|---|---|
| Ancaster | $30,000 | X | |
| Burlington | $50,000 - $55,000 | | X |
| | $68,000 - $125,000* | X | |
| Flamborough | $25,000 | X | |
| Grimsby | $25,000 | X | |
| Hamilton | $45,000 - $75,000 (Hamilton Mountain and Kenora Avenue) | | X |
| | $150,000 (Downtown) | X | |
| Stoney Creek | $30,000 - $80,000* | X | |

* Price range depending on exposure of industrial lands to interior roads or Q.E.W.

Source: .Regional Economic Dept.
.City of Burlington
.Town of Grimsby

If the City of Burlington is eliminated because of its advantageous accessibility to Toronto (being on the Toronto side of the Skyway Bridge), the price of industrial land of the other five municipalities is basically comparable. When considering the price of land of the remaining five municipalities, Stoney Creek has the second highest price per acre of industrial land. Only industrial land in Downtown Hamilton is priced higher than that in Stoney Creek. The average price of industrial lands in Stoney Creek varies depending on exposure to major or interior roads, as well as the availability of full municipal services.

Ease of access to major roads is of prime concern in the locational decision of many industries. Along with ease of access within the municipality, access to other municipalities is also important. Staff considers that one of the major industrial development constraints at present, is the access to Toronto over the Skyway Bridge. Presently, the proposed twinning of the Skyway Bridge is at the Environmental Assessment Review Stage.

## MONITORING INDUSTRIAL LANDS

In October, 1981, a report entitled "An Industrial Land Development Strategy for Hamilton-Wentworth" was prepared by Peter Barnard Associates. That report indicated the Regional industrial land absorption targets for the Region and its local municipalities based on fully serviced lands. Stoney Creek land absorption targets were established by the study as 10 hectares (25 acres) per year for the period 1981 - 2001. For this target to be obtained a total of approximately 200 hectares (495 acres) of undeveloped and fully serviced industrial lands would be required for the period 1981 - 2001.

Table #2 of the Inventory, "Generalized Land Use in the Industrial Corridor", indicates that the amount of vacant lands designated for industrial purposes in the Town is approximately 305 hectares (750 acres). In view of the availability of designated industrial land (based on fully serviced industrial lands), the Town can accomodate the Regional target for the period 1981 - 2001 in terms of land absorption for industrial development as well as necessary accessory and/or supporting industrial uses (such as roads, utilities, open space and related commercial uses). However, the Town's accomplishments of the above-mentioned target is strongly dependent on the provision of full urban services in the Industrial Corridor as well as the establishment of an appropriate industrial development strategy.

In addition to identifying the Town's future needs for serviced industrial land, this Inventory has revealed that there exists in the Town a lack of vacant industrial lands sufficient to accommodate "dry" industries. Presently, the Official Plan designates 31 hectares (77 acres) of land Rural Industrial and there is only limited undeveloped land within the Rural Industrially designated lands for industrial expansion.

In respect of availability of zoned and vacant industrial lands, at the present time there is a total of 91 hectares (225 acres) of industrially zoned and vacant lands in the Town's Industrial Corridor. Of this total, 46 hectares (114 acres) are fully serviced and the remaining 45 hectares (112 acres) are serviced only with municipal water. According to this figure of vacant, zoned and serviced industrial lands, and in view of the Regional land absorption target of 10 hectares (25 acres) per year, there is a supply of land for industrial development for approximately 4 years. However, this stock of vacant, serviced and zoned industrial land may not necessarily meet the present marketing requirements in terms of location and size, and also may not be readily available for the market.

This Inventory clearly illustrates the diversity of business and the significant number of industries within the Town of Stoney Creek. The results reveal the existence of a business community which provides the Town with a sound tax base and ever-increasing job opportunities. The labour force needed to fill these job opportunities is currently residing in Stoney Creek and many only recently moved to the Town because of the choice of living environments offered here. This choice caused Stoney Creek to become the fastest growing Area Municipality in Hamilton-Wentworth over the last decade.* This notion of choice should also be followed relative to the Town's industrial development. Consequently, diverse parcel sizes, zoned and fully serviced industrial land should be provided in concert with the Region's servicing installation scheme and with identified industrial development targets. We're confident that Stoney Creek will continue to be a leader.

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*See Appendix F, "Population Chart", Page 100.

# APPENDIX

# APPENDIX A

## ZONING CATEGORIES

The industrial zoning categories within the Town of Stoney Creek provide for a range of industrial activities from those serviced by municipal water, sanitary sewers and storm sewers to those which require municipal water but do not require other municipal services. The industrial zones also provide for small scale, low capital investment and independent industrial activities to large scale, corporate manufacturing operations, as well as prestige industrial uses along the Queen Elizabeth Way.

The Zoning By-law regulations provide for a variety of lot sizes to accommodate the various industrial activities, as well as setbacks, lot coverage, parking and other regulations, to maintain an industrial development environment that is efficient, aesthetic and provides protection to the industries and the Municipality against incompatible and obnoxious uses.

The following are the industrial zones included within the Inventory:

M1 - Small Scale Industrial
M2 - Preferred Industrial
M3 - General Industrial
M5 - Extractive Industrial
M6 - Rural Industrial

The Inventory also includes non-industrial zones in which non-conforming industrial uses are located, as follows:

A - Agricultural
C1 - Neighbourhood Commercial
C2 - Designed Shopping Centre
C3 - General Commercial
ER - Existing Residential
ND - Neighbourhood Development
P - Public
R - Rural
RH - Residential Holding
RR - Rural Residential

# APPENDIX B

## LAND USE CODE

This Code refers to the "Activity Code" adopted by the Regional Information Systems Committee for common usage in the Regions across Southern Ontario.

### RESOURCE EXTRACTION

#### 33 Surface Mining & Quarrying

- Metallic Ore Extraction
- Fossil Fuel Extraction
- Rocks, Sand and Gravel Extraction
- Shale and Clay Extraction
- Marl Extraction (any loose, earthy, crumbly deposit)
- Peat Extraction
- Earth Fill
- Other Non-metallic Bedrock Extraction

### MANUFACTURING

#### 42 Raw Material Processing

- Water Purification and Ice Manufacturing
- Food Processing (Abattoir, Meat Packing, Brewery, Mills, Cannery, Dairy)
- Natural Fibres, Rubber & Pelt Processing (Sawmills, Paper Mills, Tannery, Furrier)
- Rock, Stone and Non-metallic Processing
- Clay and Fine Aggregate Processing (Glass, Ceramics, Brick, Block, Cement)
- Ore Processing (Ingots, Castings and Structural Forms)
- Oil, Natural Gas and Coal Processing and Refining
- Chemical Processing (Acids, Alkalis, Gases, Salts)
- Other (Tobacco, Fish Oil)

#### 43 Processed Goods Processing

- Food (Bakery, Packaged Goods)
- Textiles, Leather and Rubber
- Paper and Wood Products
- Component Parts, Artificial Products, Recreational Equipment, Notions, Toys, Novelties, Miscellaneous Educational Supplies, Jewellery
- Metal and Metal Products
- Oil, Natural Gas & Coal Byproducts (Varsol, Benzene, Acetylane, Resin)
- Chemical Products (Plastics, Paints, Medicines)
- Other Non-metallic Products (Concrete Batching, Asphalt)
- Other including Finishing and Treatment Processes

44 Product Assembly

- Clothing
- Furniture and Fixtures
- Building Components and Containers
- Scientific Equipment and Precision Instruments
- Machinery and Mechanical Equipment, Tools and Hardware
- Electrical and General Equipment, including Household Appliances
- Armaments, Munitions and Explosives
- Vehicles and Vehicular Products (Aircraft, Automobiles, Trains, Tractors, Trailers)
- Other including General Workshop

46 Research and Development (Laboratories)

- Raw Material Development and Testing
- Processed Products Development and Testing
- Chemical and Biological Development and Testing
- Other

47 Printing, Reproduction and Data Processing

- Printing
- Reproductions (Tapes, Film, Records)
- Data Processing (Tapes, Ribbons, Disks)
- Binding
- Other

49 Construction

- Residential - Under Construction
- Resource Production - Under Construction
- Resource Extraction - Under Construction
- Manufacturing Plants - Under Construction
- Terminal, Storage, Transportation & Communications - Under Construction
- Shopping & Services - Under Construction
- Offices - Under Construction
- Institutions - Under Construction
- Recreational & Entertainment - Under Construction

## TERMINAL, STORAGE AND TRANSPORTATION AND COMMUNICATIONS

### 51 Terminal and Dispatch

- Bus Terminal
- Rail and Transit Terminals
- Dock, Wharf, Ship Terminals
- Airport (Passenger & Freight Terminals)
- Broadcasting & Communication
- Power Transmission & Control Station
- Pipeline Pumping & Control Station
- Trucking Terminal
- Other (including Taxi Dispatch)

### 52 Storage

- Open Air Storage
- Reservoir, Silo and Tank Storage
- Hangers
- Open Air Parking
- Parking Garage
- Scrap Yards
- Mineral Aggregate Storage (Wayside Pits)
- Other

### 53 Warehousing

- General or Mixed Warehouse
- Warehouse Providing Rental Storage
- Warehouse for Foods and Other Resource Production Goods
- Warehouse for Resource Extraction Goods
- Warehouse for Chemical Products
- Warehouse for Electrical, Electronic and Scientific Products, Jewellery, Notions, Novelties and Recreational Goods
- Warehouse for Textiles, Leather and Rubber Products
- Warehouse for Metals, Machinery and Equipment
- Warehouse for Paper, Wood and Office Products
- Warehouse for Masonry and Ceramic Products

## SHOPPING, SERVICES, REPAIRS, SERVICING AND RENTALS

### 61 Retail Shopping

- Pharmacies and Drug Stores
- Clothing Retailing
- Shoe Retailing
- Furniture, Carpet and Appliance Retailing

61 Retail Shopping (continued)

- Hardware
- Vehicle Products and Parts (Sales and Showrooms)
- Variety Store Retailing
- Department Store Retailing
- Catalogue Stores

62 Retail Shopping Continued

- Watch, Jewellery, Cameras and Records
- Sporting Goods and Toys
- Newspapers, Periodicals, Books, Stationery, and Office Supplies
- Other Speciality Stores (Drapery, Florists, Ticket & Film Booths)
- Flower, Vegetable and Tree Nursery Outlets
- Lumber Yards
- Bulk Retail (Oil Supplies, etc.)
- Other and Retail Ancillary (Open Space, Lockers, Washrooms, etc.)

63 Food Retail Shopping

- Supermarkets (e.g. Dominion, Loblaws)
- Convenience Food Outlets (e.g. Beckers, Mac's Milk)
- Speciality Food Stores (Bake Shop, Butcher, Health Foods)
- Liquor, Beer and Wine Retailing
- Food and Department Store (Miracle Mart - 50-50 split)
- Other

64 Repairing, Cleaning and Service Consumer Commodities

- Clothing and Textiles (Shoes)
- Furniture, Hardware and Household Applicances
- Automobile Service and Repair (Gas Station & Car Wash)
- Automobile Special (Body, Muffler & Transmission Shops, etc.)
- Welding & Blacksmiths Shops
- Other

65 Personal Services

- Restaurant and Tavern
- Lounge and Bar
- Drive-in Restaurant
- Other Fast Food Outlets
- Cosmetic (Beauty Salon and Barber Shop)
- Refreshment and Entertainment
- Burials and Cremations (Cemeteries, Funeral Homes, Crematorium)
- Animal Boarding Service and Treatment
- Other (Massage, Palm Reading, Psychic Reading)

### 66 Business Plant and Equipment Sales and Servicing

- Sales and Servicing Equipment
- General Maintenance
- Heavy Vehicular Equipment Servicing (Trains, Trucks, Trailers, Tractors)
- Signs (Hoarding and Advertising)
- Other

### 67 Rental Services

- Clothing and Textiles
- Tools and Light Equipment
- Vehicle
- Heavy Equipment
- Recreational Equipment
- Other

### 69 Retail Non Public (Wholesaling)

- Retail Wholesaling of General or Mixed Goods
- Retail Wholesaling of Food and Other Resource Production Goods
- Retail Wholesaling of Resource Extraction Goods
- Retail Wholesaling of Chemical Products
- Retail Wholesaling of Electrical, Electronic and Scientific Products, Recreation Equipment, Notions, Toys, Novelties, Miscellaneous Educational Supplies, Jewellery
- Retail Wholesaling of Textiles, Leather and Rubber Products
- Retail Wholesaling of Metal Machinery and Equipment
- Retail Wholesaling of Paper, Wood and Office Products
- Retail Wholesaling of Masonry and Ceramic Products

## OFFICE

### 71 Mining, Manufacturing, Transportation, Utilities, Construction and Resource Production

- Mining and Mineral Exploration
- Integrated Oil Companies
- Manufacturing
- Transportation Operations (Airlines, Railways, Bus and Trucking Companies, etc.
- Travel Agencies
- Other Transportation (Shipping and Forwarding Agencies, Brockers, etc.)
- Utilities (Bell Canada)
- Construction
- Resource Production (Farming, Fishing and Forestry)

72 Finance, Insurance and Real Estate

- Banks and Trust Company Branches
- Banks and Trust Companies: Administrative Offices
- Investment Services (Investment Dealers, Mutual Funds, Exchanges and Exchange Services)
- Financing (Consumer and Business Finance, Consumer Loans, Business Finance, Mortgage Brokers)
- Insurance Companies (Life Insurance, General Insurance, Mixed - Life and General)
- Other Insurance (Insurance Agencies and Insurance Adjusters)
- Real Estate Developers
- Real Estate Agents (Brokers)
- Miscellaneous

73 Business Services

- Law Firms
- Accountants
- Management Consultants (Placement Services, Actuarial Services, Market Research, Other Research)
- Advertising Agencies
- Public Relations Consultants
- Photographers and Graphic Artists
- Personnel Services (including Theatrical Agencies)
- Computer Services (Computer Programming, Computer Consulting, Other EDP Related Offices)
- Other Business Services (Investigation Services, Real Estate Management, Janitorial Services, Maintenance, Other and Not Specified Business Services)

74 Technical Services

- Architects and Town Planners (including Landscape Architects)
- Engineering Consultants (Diversified Engineering, Construction Engineering, Industrial Engineering, Mining Services, Other Engineers)
- Industrial Designers
- Other Technical Services (including Interior Designers)

76 Trade and Personal Services

- Retail Trade Administration
- Wholesale Trade (Import and Export) Administration
- Accommodation, Entertainment and Food Services
- Other Personal Services
- Other Trade

### 78 Government

- Federal
- Post Offices
- Provincial
- Regional or County
- Local Municipal
- Foreign (Embassies, Consultants, Trade Commissioners, etc.)

## INSTITUTIONS

### 81 Educational, Public

- Nursery, Kindergarten or Day Care Centres
- Elementary Schools
- Junior High Schools
- Secondary Schools
- Community Colleges
- Universities and Polytechnics
- Other Public Educational Establishments

## ENTERTAINMENT AND RECREATION

### 94 Indoor Sporting and Recreation (Active)

- Community Arenas and Recreation Centres
- Gymnasium, Ice & Roller Skating Rink
- Bowling Alley, Curling Rink
- Billiards, Pool Hall
- Swimming Pool
- Multi-purpose Clubs & Halls (Banquet, Dance, Boulevard Club)
- Exercise Facility (Vic Tanny's)
- Other, Indoor Sporting Ancillary (Open Space, Lockers, etc.)

# APPENDIX C

## METRIC CONVERSION CHART

### AREA CONVERSION:

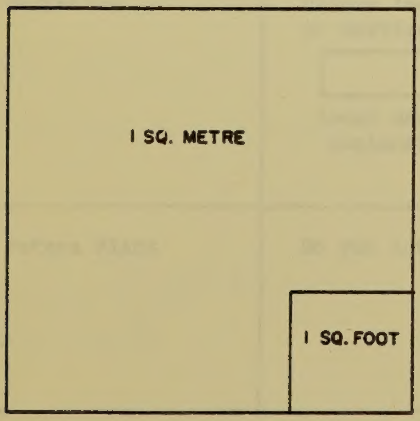
| Imperial Unit | Multiply by | To Obtain Metric Unit |
|---|---|---|
| Square Feet (sq. ft.) | 0.0929 | Square Metres ($m^2$) |
| Acres (ac.) | 0.4047 | Hectares (ha.) |

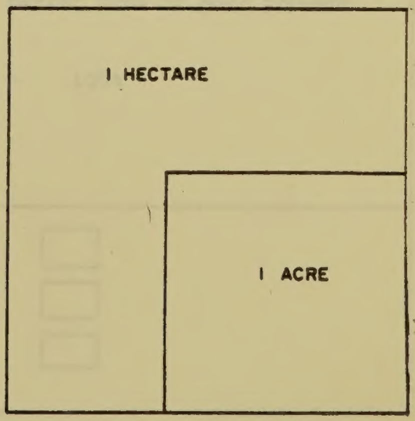
| Metric Unit | Multiply by | To Obtain Imperial Unit |
|---|---|---|
| Square Metres ($m^2$) | 10.764 | Square Feet (sq. ft.) |
| Hectares (ha.) | 2.471 | Acres (ac.) |

### EMPLOYMENT DENSITY EQUIVALENT:

| Imperial Units | Equals | Metric Units |
|---|---|---|
| 1 employee per acre | | 2 employees per hectare |
| 5 employees per acre | | 12 employees per hectare |
| 10 employees per acre | | 25 employees per hectare |
| 25 employees per acre | | 62 employees per hectare |
| 50 employees per acre | | 124 employees per hectare |
| 100 employees per acre | | 247 employees per hectare |
| 150 employees per acre | | 371 employees per hectare |
| 200 employees per acre | | 494 employees per hectare |

### GRAPHIC COMPARISON OF AREA MEASUREMENTS:





# APPENDIX D

## TOWN OF STONEY CREEK INDUSTRIAL QUESTIONNAIRE

PLEASE PRINT

Industrial Section ______
Number ______

| | |
|---|---|
| General Information | a) Name of Business: ______________________<br>______________________<br>b) Property Address: ______________________<br>______________________<br>c) Name of Principal Contact: ______________________<br>d) Telephone Number: ______________________<br>e) Year Established: ______________________ |
| Type of Industry | Please indicate the type of industrial operation, products produced or service rendered:<br>e.g. Metal fabricating - ornamental railings; Fork lift truck service, sales and rental, etc.<br>______________________<br>______________________<br>______________________ |
| Area of Operation | a) Total Property Area ☐ acres;<br>b) Total Building Area ☐ square feet. |
| Labour Force (Provide annual average figures where labour force fluctuates) | a) Number of Male Employees: ☐<br>b) Number of Female Employees: ☐<br>c) Total Number of Employees: ☐ |
| Marketing | Please indicate by percentage the market area of your product or service:<br>☐ % + ☐ % = 100%<br>local and regional / provincial and foreign |
| Future Plans | Do you intend to: Cut Back ☐<br>Maintain ☐<br>Expand ☐ |

## APPENDIX D-1

The Town of Stoney Creek

777 Highway No. 8 • Fruitland, Ontario L0R 1L0 • Telephone 643-1261

March 5, 1982
File No. 084-01

TO: Owners and/or Operators of Industries
in the Town of Stoney Creek

RE: Updating of 1979 Industrial Inventory
for the Town of Stoney Creek

In 1979, the Town of Stoney Creek Planning Staff prepared, with your assistance, an Industrial Inventory which provided a statistical information package indicating existing industrial development within the Town. Included in that package was information such as the location of the industry, type of industry, year established, number of employees and the land area.

The Council of the Corporation of the Town of Stoney Creek has expressed its desire to have industry promoted and expanded within the Town. In order to provide up-to-date information to existing industries and to those interested in establishing themselves in the Town, we are once more seeking your assistance with our research.

We have enclosed a brief questionnaire which we ask that you complete and return in the self-addressed, enclosed envelope, at your early convenience. The information that you can provide us with is essential for an accurate account of our industrial status. Your co-operation in this matter will be greatly appreciated.

Should you have any questions or should you require additional information on this project, please do not hesitate to contact Mrs. Nunez or myself at the Town of Stoney Creek Planning Department, 643-1261.

Thank you for your assistance.

Yours very truly,

THE CORPORATION OF THE TOWN OF STONEY CREEK

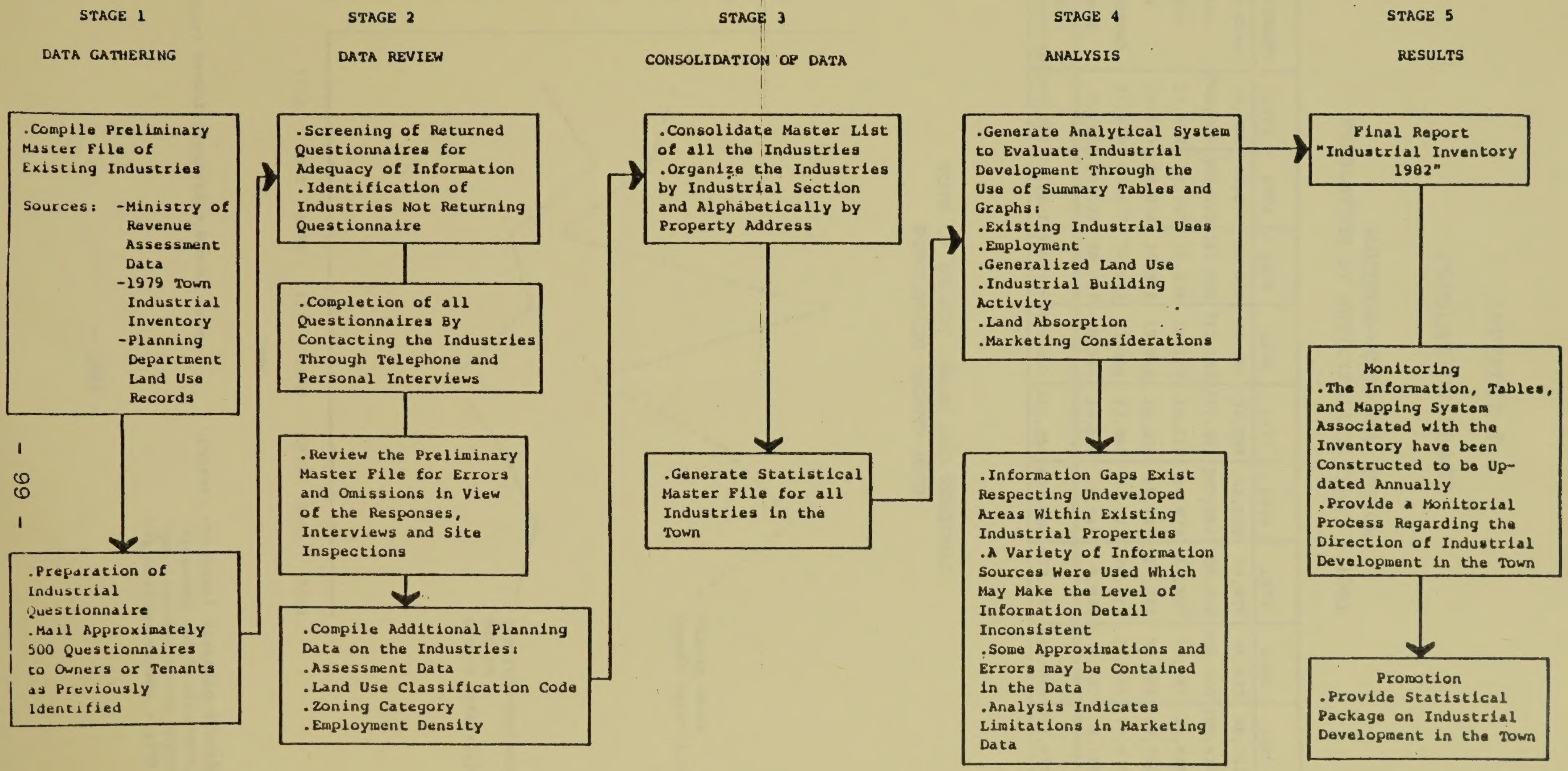
Joseph E. Whitfield

Joseph E. Whitfield
Zoning Supervisor

MN/JW/jb
Encl.

# APPENDIX E

# STUDY PROCESS OUTLINE


STAGE 1
DATA GATHERING
.Compile Preliminary Master File of Existing Industries
Sources: -Ministry of Revenue Assessment Data
-1979 Town Industrial Inventory
-Planning Department Land Use Records
.Preparation of Industrial Questionnaire
.Mail Approximately 500 Questionnaires to Owners or Tenants as Previously Identified
STAGE 2
DATA REVIEW
.Screening of Returned Questionnaires for Adequacy of Information
.Identification of Industries Not Returning Questionnaire
.Completion of all Questionnaires By Contacting the Industries Through Telephone and Personal Interviews
.Review the Preliminary Master File for Errors and Omissions in View of the Responses, Interviews and Site Inspections
.Compile Additional Planning Data on the Industries:
.Assessment Data
.Land Use Classification Code
.Zoning Category
.Employment Density
STAGE 3
CONSOLIDATION OF DATA
.Consolidate Master List of all the Industries
.Organize the Industries by Industrial Section and Alphabetically by Property Address
.Generate Statistical Master File for all Industries in the Town
STAGE 4
ANALYSIS
.Generate Analytical System to Evaluate Industrial Development Through the Use of Summary Tables and Graphs:
.Existing Industrial Uses
.Employment
.Generalized Land Use
.Industrial Building Activity
.Land Absorption
.Marketing Considerations
.Information Gaps Exist Respecting Undeveloped Areas Within Existing Industrial Properties
.A Variety of Information Sources Were Used Which May Make the Level of Information Detail Inconsistent
.Some Approximations and Errors may be Contained in the Data
.Analysis Indicates Limitations in Marketing Data
STAGE 5
RESULTS
Final Report "Industrial Inventory 1982"
Monitoring
.The Information, Tables, and Mapping System Associated with the Inventory have been Constructed to be Updated Annually
.Provide a Monitorial Process Regarding the Direction of Industrial Development in the Town
Promotion
.Provide Statistical Package on Industrial Development in the Town

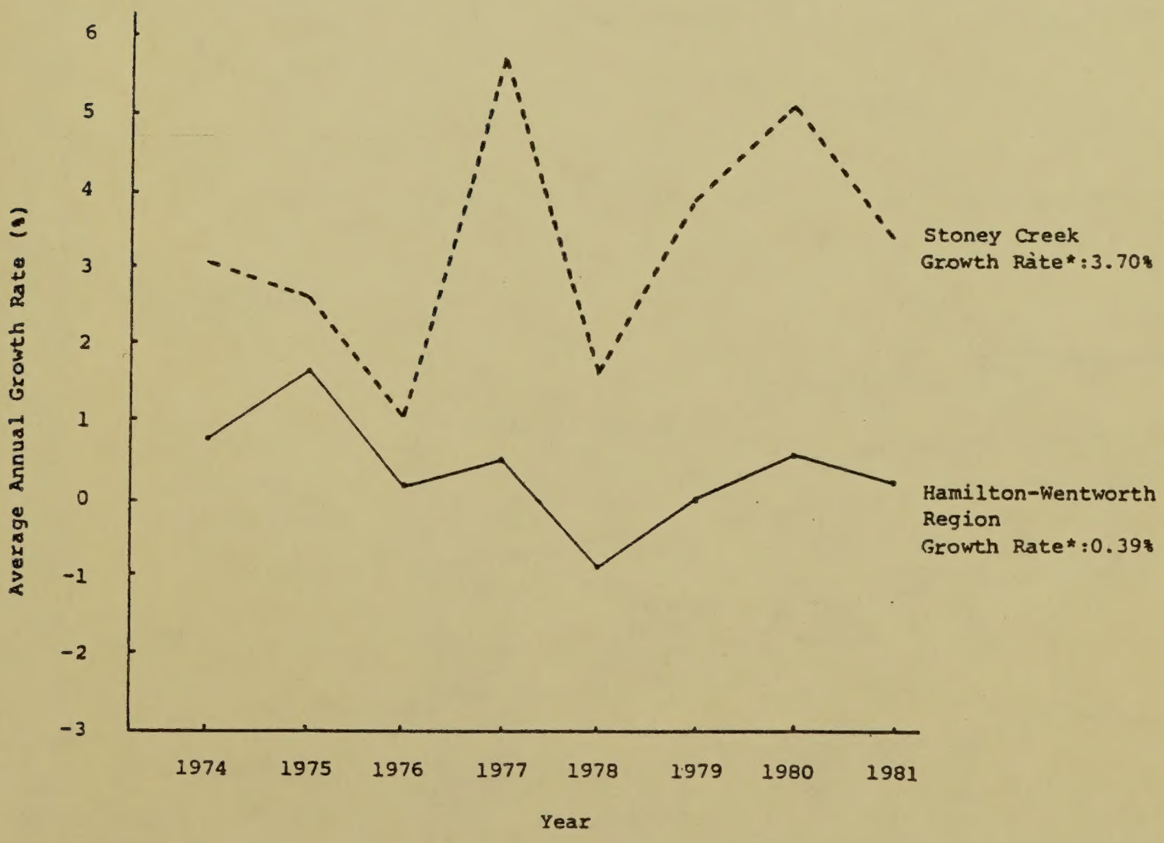
# APPENDIX F

## POPULATION CHART

### HAMILTON-WENTWORTH REGION POPULATION BY MUNICIPALITY 1973 - 1981

| MUNICIPALITY | 1973 | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | Growth Rate* |
|---|---|---|---|---|---|---|---|---|---|---|
| Stoney Creek | 28,360 | 29,256 | 30,011 | 30,366 | 32,099 | 32,628 | 33,896 | 35,639 | 36,762 | 3.70% |
| Hamilton | 305,382 | 306,671 | 311,886 | 312,162 | 311,907 | 307,964 | 306,538 | 306,640 | 306,434 | 0.04% |
| Ancaster | 14,632 | 14,347 | 14,334 | 14,180 | 14,118 | 14,073 | 14,107 | 14,294 | 14,428 | -0.17% |
| Dundas | 18,640 | 19,078 | 19,315 | 19,212 | 19,328 | 19,129 | 19,266 | 19,501 | 19,586 | 0.63% |
| Flamborough | 21,870 | 22,557 | 22,863 | 23,364 | 23,867 | 23,747 | 24,017 | 24,234 | 24,470 | 1.49% |
| Glanbrook | 9,980 | 10,023 | 10,057 | 10,047 | 10,039 | 9,945 | 9,934 | 9,737 | 9,765 | -0.27% |
| Hamilton-Wentworth | 398,864 | 401,932 | 408,466 | 409,331 | 411,358 | 407,486 | 407,758 | 410,045 | 411,445 | 0.39% |

### TOWN OF STONEY CREEK AND REGIONAL POPULATION GROWTH RATE



*Average Annual Population Growth Rate

Source: • Regional Planning Division,
Planning and Development,
Hamilton-Wentworth Region
• Statistics Canada - 1981 Census

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TOWN OF STONEY CREEK

REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH